



Marlowe Road, Cambridge, CB3 9JW

CHEFFINS

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A bay-fronted Edwardian residence, offering well-proportioned accommodation over three floors with front and enclosed rear gardens and a useful detached studio. Located within the popular Newnham village district of the city, a short walk away from Grantchester Meadows, with a good range of amenities, access to the city as well as major road links.

4 2 2

Guide Price £1,000,000





TIMBER PANELLED ENTRANCE DOOR

with leaded and coloured original glass pane leading into:

ENTRANCE HALLWAY

staircase rising to the upper floors, moulded cornicing, moulded archway, radiator, fitted coats cupboard, wood flooring, recess matwell, leaded and coloured original glass picture light.

LIVING/DINING ROOM

coved ceiling, picture rail, feature open fireplace, tiled hearth and slips, wooden mantel and surround, fitted shelving to chimney breast recess, wooden flooring, double panelled radiators, fitted cupboards and drawers, bay sash window to the front and sash window to the rear.

KITCHEN

fitted with a range of storage cupboards and drawers with wooden working surfaces with inset double bowl single drainer sink unit with mixer tap, 5 ring gas hob, extractor hood above, fitted double oven, fitted dishwasher, wooden flooring, radiator, double glazed windows to the side, twin double glazed doors leading out to the garden.

CLOAKROOM

low level w.c., storage cupboard, wash hand basin with tiling to splashbacks, extractor fan, frosted window.

ON THE FIRST FLOOR**LANDING****BEDROOM 1**

ceiling with inset downlighters, picture rail, cast iron fireplace, tiled hearth, radiator, sash windows to the front.

BEDROOM 2

picture rail, radiator, sash window to the rear.

FAMILY BATHROOM

fitted with a white three piece suite comprising panelled bath, shower unit above and glazed shower screen, pedestal wash hand basin, low level dual flush w.c., radiator, tiled floor, tiling to walls, frosted window to the side.

BEDROOM 3

wooden flooring, radiator, sash window to the rear.

ON THE SECOND FLOOR**LANDING**

access to loft storage space.

BEDROOM 4

wooden flooring, wall shelving, eaves storage, double panelled radiator, double glazed windows to the rear, three double glazed Velux rooflights and access to another loft space.

ENSUITE

walk-in shower, wall mounted controls and drencher shower head, low level w.c. and wash hand basin, tiled walls and floor, double glazed Velux rooflight.

OUTSIDE

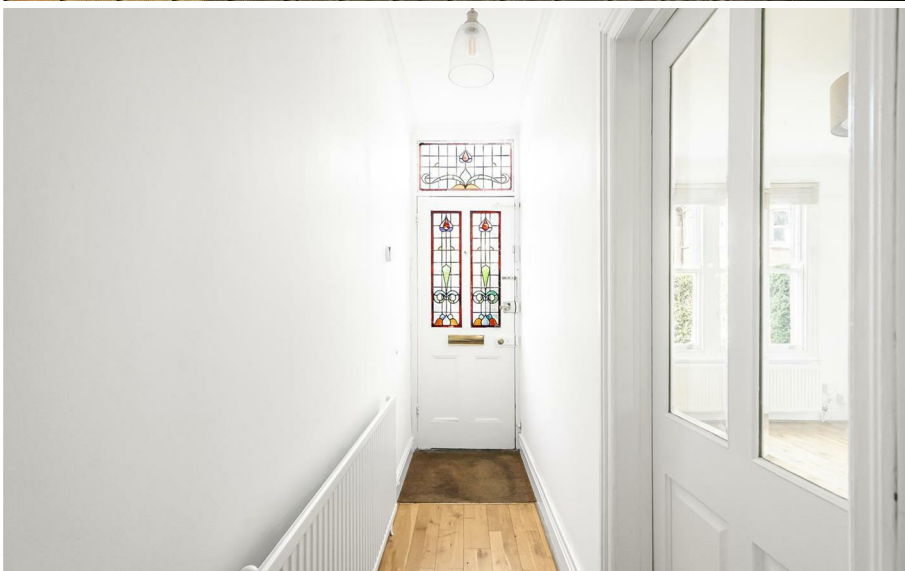
Rear garden of good size, timber decking, outside power, tap and light. The remainder of the garden is principally paved with flowering and shrub beds and a pond with gated pedestrian access to the rear. DETACHED STUDIO weatherboarded elevations underneath a pitched roof, double glazed doors and windows, power and light connected, underfloor heating, water and drainer available with insulated plumbing for water supply in all weathers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,000,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Cambridge



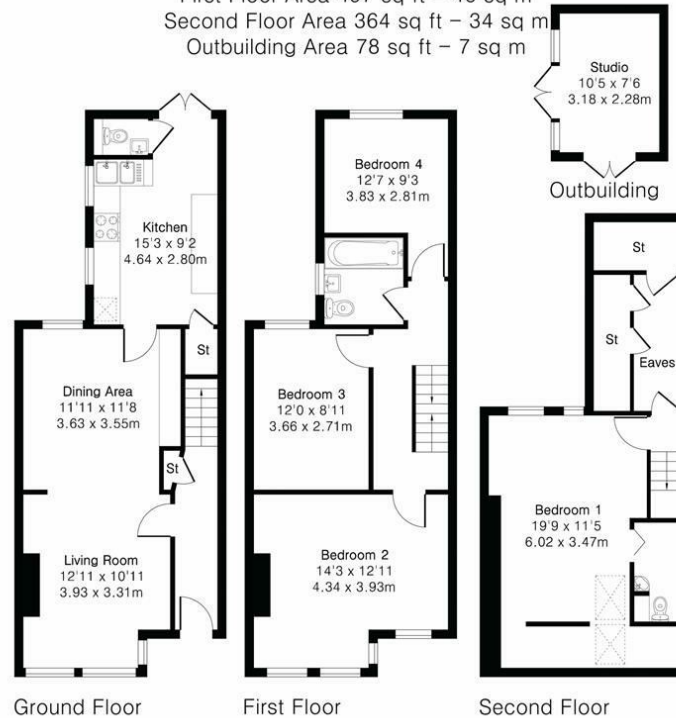
**Approximate Gross Internal Area 1345 sq ft - 125 sq m
(Excluding Outbuilding)**

Ground Floor Area 484 sq ft - 45 sq m

First Floor Area 497 sq ft - 46 sq m

Second Floor Area 364 sq ft - 34 sq m

Outbuilding Area 78 sq ft - 7 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

