



Derwent Close, Cambridge, CB1 8DZ

**CHEFFINS**

## Derwent Close

Cambridge,  
CB1 8DZ

A beautifully presented and recently updated terraced residence in a most desirable South city location, benefitting from enclosed rear garden and single garage in nearby block.

3 2 1

**Guide Price £475,000**





### **COVERED ENTRANCE**

with tiled floor, panelled and glazed entrance door leading into;

### **RECEPTION HALL**

with radiator, storage cupboard, coat hooks, picture light to the front and fluted glazed window to the front.

### **LIVING/DINING ROOM**

with radiator, double panelled radiator, coving, staircase to first floor, storage cupboard with shelving and hanging rail, double glazed window to the front, double glazed windows and doors to the rear leading out to the garden.

### **KITCHEN**

fitted with a generous range of timber fronted units to base and eye level with fitted appliances including double oven, 4 ring hob and dishwasher, rolltop working surfaces with single drainer stainless steel sink unit with mixer tap, cupboard housing Alpha gas fired boiler providing domestic hot water and central heating system, space and plumbing for fridge/freezer, double glazed window to the rear.

### **ON THE FIRST FLOOR**

#### **LANDING**

with access to loft space.

#### **BEDROOM 1**

fitted double wardrobe, double panelled radiator, double glazed windows to the front.

#### **ENSUITE SHOWER ROOM**

with white three piece suite comprising low level dual flush w.c., pedestal wash hand basin with mixer tap and tiled shower cubicle with glazed door, heated towel rail/radiator, shaver point, ceiling with inset downlights.

#### **BEDROOM 2**

with radiator, double glazed window to the rear.

#### **BEDROOM 3**

with radiator, double glazed window to the rear.

#### **FAMILY BATHROOM**

fitted with white three piece suite comprising panelled bath with mixer/shower tap and glazed shower screen, low level dual flush w.c., pedestal wash hand basin with mixer tap, part tiled walls, heated towel rail/radiator, shaver point, extractor fan.

#### **OUTSIDE**

Front garden principally laid to lawn with pathway to front door and flowering and shrub bed.

Rear garden is enclosed by fencing with gated access to the rear, paved patio area and pathway, lawned area, flowering and shrub beds. SINGLE GARAGE in nearby block.



## Approximate Gross Internal Area 923 sq ft - 86 sq m

Ground Floor Area 451 sq ft – 42 sq m

First Floor Area 472 sq ft – 44 sq m

Garage Area 146 sq ft – 14 sq m

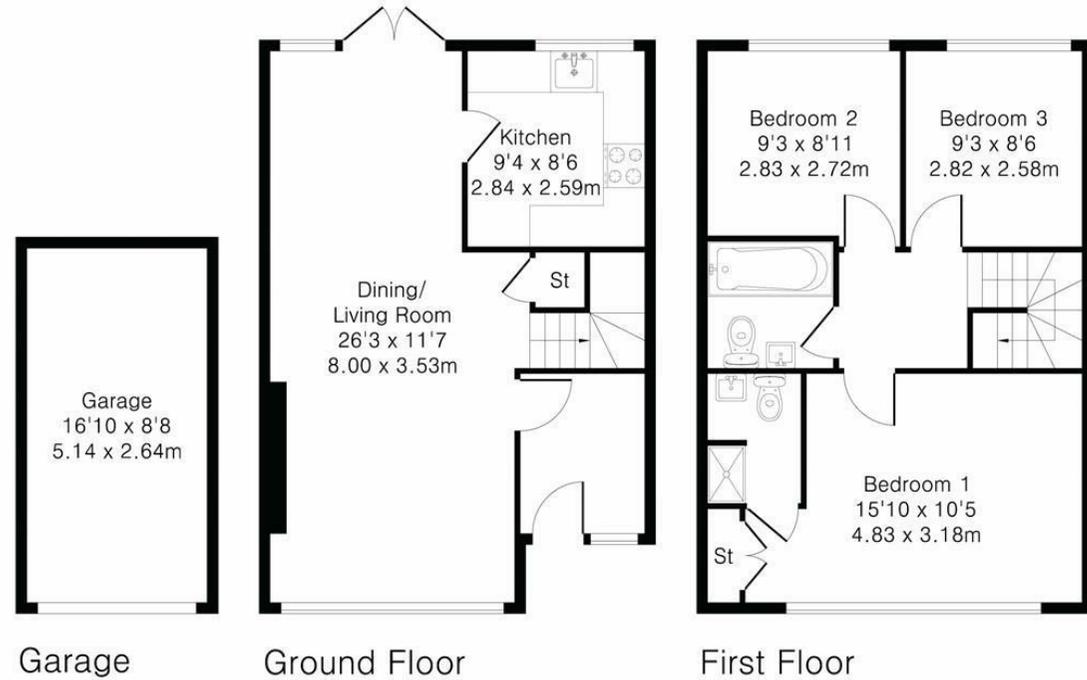
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	87
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £475,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council



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 practise. 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.

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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.

