



Walpole Road, Cambridge, CB1 3UD

CHEFFINS

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A beautifully presented two bedroom end terrace property which has been extensively upgraded by the current owners. The property offers well proportioned accommodation throughout and further benefits from a garage and rear garden. Located on a quiet residential street but ideally located within close proximity to ARM, Addenbrooke's Hospital, and key commuter routes.

LOCATION

Walpole Road is a well-regarded and established residential street situated just off Cherry Hinton Road, in a popular and well-connected area of Cambridge. The location offers a quiet and leafy setting while remaining within easy reach of the vibrant city centre and a host of key amenities. A wide range of independent shops, cafés, and larger supermarkets are just a short walk away, along with well-regarded local schools, making it particularly attractive to families. For professionals, Walpole Road is ideally placed for access to Addenbrooke's Hospital and the Cambridge Biomedical Campus, as well as ARM and other major employers on the southern fringe of the city. Excellent public transport links are available nearby, including regular bus services into the city and towards the train station, while dedicated cycle routes offer an efficient and eco-friendly alternative for commuting. The area also benefits from easy access to major road links such as the A14, M11, and A11, making it a convenient base for those needing to travel further afield.

2 1 1

Guide Price £425,000





UPVC FRONT DOOR

into:

ENTRANCE HALL

with LVT flooring, access to first floor storage cupboard with hanging rail and entrance into various rooms.

KITCHEN/BREAKFAST ROOM

with LVT flooring, a range of floor and wall mounted units, laminate worktop, space and plumbing for washing machine, integrated Candy dishwasher, butler style sink with mixer tap, 4 ring Hisense induction hob, Gace & Becko oven and integrated Baumatic microwave, dual aspect upvc double glazed windows overlooking front and side of the property, radiator, LED spotlights and downlighter in breakfast room, pantry cupboards, additional understairs storage, cupboard housing boiler, part tiled wall, extractor fan.

SITTING ROOM

with LVT flooring, upvc double glazed window overlooking side of the property, downlighters, radiator, access into:

CONSERVATORY

via upvc double glazed door with tiled flooring, radiator, upvc double glazed door opening out onto rear garden.

ON THE FIRST FLOOR

LANDING

with LVT flooring, airing cupboard, access into various rooms.

PRINCIPAL BEDROOM

with built-in wardrobe with sliding doors, additional storage cupboard with hanging rail, upvc double glazed window overlooking the side of the property, radiator, downlighter.

BEDROOM 2

with LVT flooring, window overlooking side of the property, radiator, storage cupboard with hanging rail, additional storage cupboard and downlighter.

CLOAKROOM

with part tiled walls, LVT flooring, upvc double glazed frosted window overlooking front of the property, low level w.c., wash hand basin with mixer tap and tiled splashback.

FAMILY BATHROOM

with LVT flooring, bath with shower over, part tiled walls, upvc double glazed frosted window overlooking rear garden, wash hand basin with storage cupboard under and mixer tap, chrome heated towel rail, downlighter, extractor fan.

OUTSIDE

The property is approached via pathway leading to upvc front door and front garden. Side access gate into the rear garden, GARAGE with up and over door this can also be accessed via the rear garden through upvc door, concrete base, power and lighting, street parking.

Rear garden is predominantly laid to lawn with gravel walkway into the garage at the rear and the garden is fully enclosed with wall to one side and timber fencing to the other with concrete post and base, covered bike store and terraced area perfect for al fresco dining, outside tap.





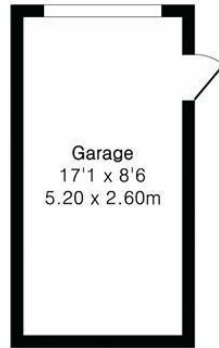
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council



Garage

**Approximate Gross Internal Area 946 sq ft - 87 sq m
(Excluding Garage)**

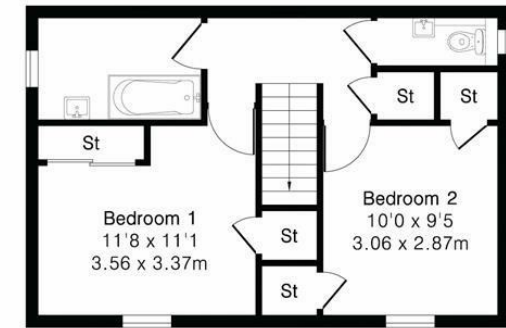
Ground Floor Area 554 sq ft – 51 sq m

First Floor Area 392 sq ft – 36 sq m

Garage Area 146 sq ft – 14 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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