



Hillfield Road, Comberton, CB23 7DB

**CHEFFINS**



## Hillfield Road

Comberton,  
CB23 7DB

**\*CASH BUYERS ONLY\*** A three bedroom semi detached property in need of sympathetic modernisation throughout. The accommodation extends to approximately 907sqft arranged over two floors and further benefits from a garage which is again in need of attention. The property is located in a desirable position within this sought after residential location.

### LOCATION

Comberton is located 6 miles to the west of Cambridge and is well placed for major routes including the A428 and M11. The village benefits from numerous amenities including a village shop, post office, butcher, public house/restaurant, primary school, village college and is close to the Cambridge Meridian Golf Club.

3 2 1

**Guide Price £275,000**





## SMALL LOBBY AREA

with timber door beyond. Front door leading into:

## ENTRANCE HALL

with downlighter, radiator, access to first floor and various other rooms.

## UTILITY ROOM

with tiled floor, frosted double glazed window overlooking front of the property, downlighter, access into loft space, space and plumbing for washing machine.

## DOWNSTAIRS CLOAKROOM

with tiled floor, frosted upvc double glazed window overlooking side of the property, shower cubicle, low level w.c., wash hand basin, radiator, tiled walls, downlighter, extractor fan.

## SITTING ROOM

with radiator, upvc double glazed window overlooking front of the property, concrete flooring, downlighter, shelving, fireplace which is boarded, leading into:

## KITCHEN/BREAKFAST ROOM

with concrete flooring, upvc double glazed window overlooking rear garden, upvc double glazed French doors leading out onto the rear garden, upvc double glazed door leading out to side of the property, understairs storage cupboard, radiator. Currently no kitchen in the property so it is purely space for floor and wall units as well as plumbing, electricity for appliances, however, none of these services have been tested.

## ON THE FIRST FLOOR

## LANDING

with exposed floorboards, loft access, upvc double glazed window overlooking side of the property.

## BATHROOM

with part tiled floor, low level w.c., upvc double glazed frosted window to the rear of the property, downlighter and space only for bath and wash hand basin, again none of the electrics or plumbing have been tested. Cupboard for hot water tank.

## PRINCIPAL BEDROOM

with exposed floorboards, upvc double glazed window overlooking the rear, radiator, downlighter.

## BEDROOM 2

exposed floorboards, upvc double glazed window overlooking front of the property, radiator, built-in storage cupboards and wardrobes.

## BEDROOM 3

exposed floorboards, upvc double glazed window overlooking front of the property, downlighter.

## OUTSIDE

The property is approached via pathway. Garden is predominantly laid to lawn and partly enclosed with timber fencing to one side and low level picket fencing to the right hand side, side gate allowing access into the rear garden. Separate GARAGE en bloc with up and over door, garage is in need of significant repair particularly the roof, timber and glass door leading to small lobby area.

Doors out leading onto rear garden which is predominantly laid to lawn and enclosed with timber fencing, overgrown and in need of some attention. There are several apple trees, oil tank, terrace area to the side of the property which would be perfect for al fresco dining and further garden to the side of the property which again is enclosed via timber fencing and hedging. Gate out from the side of the garden to the front of the property, brick built shed housing boiler which will need replacing.

## AGENTS NOTES

Please be aware this property is being sold on behalf of the legal owner via a third party and so limited information has been made available to us and the material information cannot be verified.

This property is being offered to cash buyers only due to condition. None of the services have been tested.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	48
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £275,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire District

Council

### Approximate Gross Internal Area 907 sq ft - 85 sq m (Excluding Garage)

Ground Floor Area 481 sq ft - 45 sq m

First Floor Area 426 sq ft - 40 sq m

Garage Area 210 sq ft - 20 sq m



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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