



Burlton Road, Cambridge, CB3 0GS

**CHEFFINS**



## Burlton Road

Cambridge,  
CB3 0GS

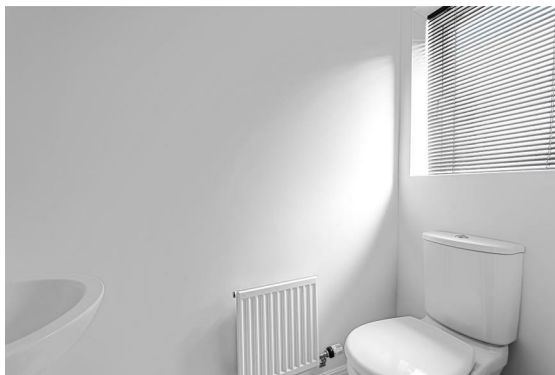
- Modern Townhouse
- Three Bedrooms
- Open Plan Living/Dining Room
- Principle Bedroom With En Suite
- Sun Terrace
- Allocated Parking
- Convenient Location To Access Eddington, Girton & city centre

An excellent opportunity to acquire a well-presented three-bedroom mid-terrace home, featuring off-road parking and a delightful west facing sun terrace, ideally positioned just off Huntingdon Road on the highly sought-after north side of the city.

3 2 1

**Guide Price £450,000**





## LOCATION

Burlton Road enjoys a prime position on the north-west side of Cambridge, just off Huntingdon Road, one of the city's most desirable residential areas. This well-established neighbourhood offers an ideal balance of convenience and tranquillity, with easy access to the historic city centre, the Cambridge Science Park, and the University departments. Excellent local amenities are close by, including a range of shops, cafes, and highly regarded schools. The area is exceptionally well connected, with regular bus and cycle routes providing quick access into the city, and the A14 and M11 within easy reach for those commuting further afield. Green spaces such as Histon Road Recreation Ground and the nearby countryside add to the appeal, making Burlton Road a perfect choice for families and professionals alike.



## **FRONT DOOR**

leading into:

## **ENTRANCE HALL**

with engineered wood flooring, LED spotlights, doors into respective rooms, stairs to first floor, understairs storage cupboard.

## **DOWNSTAIRS W C**

with tiled flooring, radiator, upvc double glazed frosted window overlooking front, low level w.c., wash hand basin with tiled splashback, fuse box, downlighter.

## **KITCHEN**

with tiled flooring, range of floor and wall mounted units with laminate worktop, 4 ring gas hob and extractor fan, integrated oven, stainless steel sink with mixer tap and drainer, part tiled walls, upvc double glazed window overlooking front of the property, cupboard housing boiler, integrated dishwasher, integrated fridge and freezer.

## **SITTING ROOM/DINING ROOM**

with engineered oak floor, downlighters,

upvc double glazed doors leading out to the rear with terrace area leading to parking, two radiators, stairs leading to first floor.

## **ON THE FIRST FLOOR**

### **LANDING**

carpeted, LED downlighter, storage cupboard, doors leading into respective rooms.

### **PRINCIPAL BEDROOM**

carpeted, upvc double glazed dual aspect overlooking the front of the property, built-in wardrobe, downlighter, radiator, door into:

### **ENSUITE SHOWER ROOM**

with tiled flooring, walk-in shower, tiled walls, low level w.c., wash hand basin with mixer tap, storage cupboard beneath, extractor fan.

### **FAMILY BATHROOM**

with tiled floor, part tiled walls, three piece suite comprising bath with shower over, low level w.c., wash hand basin, extractor fan, heated towel rail.

## **BEDROOM 2**

carpeted, downlighter, upvc window overlooking rear of the property, radiator, downlighter.

## **BEDROOM 3**

carpeted, downlighter, upvc double glazed window overlooking rear of the property, radiator.

## **STAIRS LEADING UP TO SECOND FLOOR**

door out onto:

## **TERRACE AREA**

which is timber decking and enclosed with walls on two sides and glass and steel to the front.

## **OUTSIDE**

The property is approached via footpath leading to upvc and glass front door, bin storage area.

To the rear of the property there is off-road parking for one vehicle.

## **AGENT'S NOTE**

There is an annual service charge of approximately £120.





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	72	77
EU Directive 2002/91/EC		

Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

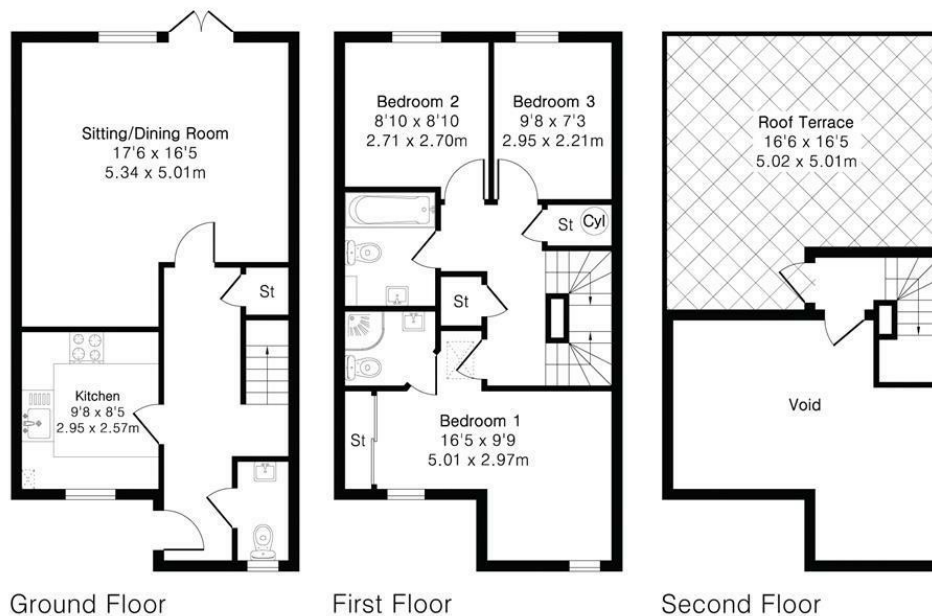
Local Authority - Cambridge City Council

## Approximate Gross Internal Area 1013 sq ft - 94 sq m

Ground Floor Area 486 sq ft - 45 sq m

First Floor Area 486 sq ft - 45 sq m

Second Floor Area 41 sq ft - 4 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.

CHEFFINS

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.



CHEFFINS