



Hills Road, Cambridge, CB2 8RN

CHEFFINS

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Cambridge,
CB2 8RN

A handsome, three-storey, bay-fronted, red brick Edwardian townhouse of significant charm and character occupies a most convenient location on the favoured southern side of the city, close to a good range of local amenities as well as schooling. The property has driveway parking to the front and enclosed rear garden with rear pedestrian access.

4 2 2

Guide Price £1,000,000





ENTRANCE PORCH

with entrance door, tiled floor, door to:

INNER HALLWAY

with stairs to the first floor, decorative moulded archway, under stairs storage cupboard, wooden flooring, doors to:

LIVING ROOM

with double glazed bay window to the front aspect with moulded cornicing, picture rail, pair of radiators, wooden flooring.

DINING ROOM

with moulded cornicing, picture rail double glazed sash windows, pair of radiators, wooden flooring, double glazed French windows to garden.

KITCHEN

with two single glazed sash windows to side, door onto garden, range of fitted cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, electric hob, electric oven and electric grill, space and plumbing for washer, dryer and dishwasher, Worcester gas boiler.

GUEST CLOAKROOM

with low level dual flush WC and pedestal hand-wash basin, radiator, obscured window to side and casement window to rear.

SHOWER ROOM

comprising; glazed shower cubicle with shower rose, window to rear.

FIRST FLOOR

SPLIT LEVEL LANDING

with stairs to the second floor, doors to:

BEDROOM 1

with double glazed bay window to the front aspect with moulded cornicing, picture rail, recessed shelving unit, pair of radiators, wooden flooring.

BEDROOM 3

with double glazed sash window to the rear with moulded cornicing, picture rail, feature fireplace, built in cupboard, radiator, wooden flooring.

BEDROOM 4

with double glazed sash window to the rear with moulded cornicing, picture rail, feature fireplace, built in cupboard, radiator, wooden flooring, hatch for loft access.

BATHROOM

with obscured sash window to the side, panelled bath with handheld shower rose, pedestal hand wash basin, heated towel rail, storage cupboard with hot water cylinder.

WC

obscured sash window to the side, low level dual flush WC.

SECOND FLOOR

BEDROOM 2

With double glazed sash window to the front aspect, Velux window, feature fireplace, built in wardrobes, radiator

OUTSIDE

The fully enclosed rear garden is mostly laid to lawn and features a patio seating area, a small storage shed, an outside tap, a selection of shrub, a mature tree and gated rear access. To the front is a generous gravel driveway with parking for four cars leading to the entrance door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		66
(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		

Guide Price £1,000,000

Tenure – Freehold

Council Tax Band – F

Local Authority – Cambridge City Council

Approximate Gross Internal Area 1637 sq ft - 152 sq m

Ground Floor Area 702 sq ft – 65 sq m

First Floor Area 648 sq ft – 60 sq m

Second Floor Area 287 sq ft – 27 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>.

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.



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