



Clare Road, Cambridge, CB3 9HN

**CHEFFINS**



## Clare Road

Cambridge,  
CB3 9HN

A unique and rather special opportunity to purchase this detached 1920's residence with well proportioned accommodation, arranged over two floors, that would benefit from sympathetic improvement and updating. It occupies this idyllic location accessed via a private, no through road within the most desirable Newnham district of the city, with its own driveway and enclosed gardens enjoying views across the adjoining Gonville and Caius playing fields.

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**Guide Price £2,250,000**







## LOCATION

Clare Road is located just a short walk from the city centre and the University of Cambridge's main colleges. Residents enjoy the convenience of nearby shops, cafes, restaurants, pubs and green spaces such as Lammas Land and the River Cam. Excellent transport links, including regular bus services, walking and cycle routes to the station, and five minutes by car to the M11.

**ENTRANCE CANOPY**

with outside light, timber panelled and frosted glazed entrance door leading into:

**ENTRANCE HALLWAY**

with staircase rising to the first floor, natural timber handrail, newel post and spindles, part tiled floor, exposed floorboards, double panelled radiator.

**CLOAKROOM**

fitted with white two piece suite comprising high level w.c., wall mounted wash hand basin, understairs storage cupboard with hanging rail, radiator, frosted window to the front.

**LIVING ROOM**

An L-shaped room with feature open fireplace with wooden mantel and surround, tiled hearth and slips, picture rail, range of fitted adjustable bookshelving, double panelled radiators, sash windows to the front and side and a pair of panelled and glazed twin French doors leading out to the garden and round window.

**KITCHEN**

Kitchen is fitted with timber edged tiled working surfaces with matching splashbacks, inset single drainer sink unit with mixer tap, basic range of fitted cupboards and drawers, double oven and hob, double panelled radiator, ceiling with inset downlighters, casement window to the front, open through to:

**DINING ROOM**

feature fireplace, wooden mantel and surround, tiled hearth and slips, exposed and sealed floorboards, picture rail, double panelled radiator, sash windows to the rear, panelled and glazed door leading to outside.

**UTILITY/BOOT ROOM**

square edge working surfaces with inset single drainer sink unit, plumbing and space for automatic washing machine, space for tumble dryer, range of fitted cupboards, tiled floor with recessed matwell, frosted casement window to the front, double panelled radiator, panelled door leading to outside.

**LARDER**

with tiled floor, shelving and space for a freezer and frosted window.

**BOX ROOM**

with tiled floor, shelving, built-in desk and window.

**ON THE FIRST FLOOR****LANDING**

access to loft space via extending ladder to part boarded loft, a pair of radiators, airing cupboard with insulated hot water tank and slatted shelving and casement window to the front.

**BEDROOM 1**

fitted wardrobe cupboard, double panelled radiator, casement windows to the side and rear, picture rail.

**BEDROOM 2**

fitted wardrobe cupboards, picture rail, double panelled radiator, casement windows to the side and rear.

**BEDROOM 3**

picture rail, double panelled radiator, casement windows to the front and side.

**BEDROOM 4**

fitted wardrobe cupboard, double panelled radiator, picture rail, casement windows to the rear.

**SHOWER ROOM**

former bathroom. Fitted with coloured suite comprising wash hand basin with tiled surround and cupboard below, bidet and low level w.c., walk-in tiled shower cubicle with glazed screen and drencher shower head, double panelled radiator, and a pair of casement windows to the front.

**BATHROOM**

fitted with three-piece suite comprising tiled panel bath, pedestal hand wash basin, and low-level WC, extensive wall tiling, radiator window to the front

**OUTSIDE**

The property is located off this gravelled private road just off Barton Road opposite St Mark's Church.

Front garden with mature shrubs, part lawned area and flower beds, brick pathway. There is a gravelled driveway to the side with concrete hardstanding. Boiler room/store, wall mounted Vaillant gas fired boiler providing domestic hot water and central heating system and shelving.

The gardens are to the side and rear principally laid to lawn with brick paviour terrace, flowering and shrub beds, paved patio area, wrought iron fence to the rear with views over Gonville and Caius playing field.







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>		74
(55-68) <b>D</b>	52	
(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 £2,250,000

Tenure – Freehold

Council Tax Band – G

Local Authority – Cambridge City Council









## Approximate Gross Internal Area 2038 sq ft - 189 sq m

Ground Floor Area 1043 sq ft – 97 sq m

First Floor Area 995 sq ft – 92 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](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.



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