



Cherry Hinton Road, Cambridge, CB1 8BA

CHEFFINS

Cherry Hinton Road

Cambridge,
CB1 8BA

An established detached residence, offering well proportioned and modernised accommodation across two floors, benefitting from a lengthy rear garden and occupying a most prominent position on this highly sought after and well-served southern city road with immediate access to ARM, Addenbrookes, Cambridge Station and major commuter links.

3 1 2

Guide Price £575,000





STORM PORCH

covering the double glazed entrance door fitted with privacy glass leading into:

ENTRANCE HALLWAY

with solid wood flooring, stairs rising to first floor accommodation with open understairs storage area, radiator, understairs storage cupboard housing Vaillant gas fired boiler and doors leading into respective rooms.

SITTING ROOM

with continuation of solid wood flooring from the hallway, coved ceiling, radiator, double glazed window to front aspect.

KITCHEN

comprises a collection of both wall and base mounted storage cupboards and drawers with stone effect work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side with tiled splashback, integrated Limona 4 ring electric hob with extractor hood above, tiled splashback, Limona integrated oven below, space and plumbing for washing machine, space for fridge/freezer, all cabinets benefit from soft closing feature, further storage cupboards in the form of glazed display units, inset LED downlighters, tiled flooring, leading onto engineered wood flooring into Dining Room area, opening through into:

LOUNGE

with radiator, continuation of the solid wood flooring, double glazed French doors leading out onto garden, door leading into:

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, tiled floor, coved ceiling, double glazed window fitted with privacy glass out onto side aspect, door leading through into:

STUDY

with continuation of the solid wood flooring, radiator, double glazed window with tiled upstand overlooking garden.

ON THE FIRST FLOOR

LANDING

with loft access, double glazed window to side aspect, doors leading into respective rooms.

BEDROOM 1

with radiator, double glazed window overlooking garden.

BEDROOM 2

with radiator, double glazed window to front aspect.

BEDROOM 3

with radiator, double glazed window overlooking garden.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and panelled bath with dual wall mounted shower head, hot and cold mixer bath tap, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, fitted storage cupboard and cabinets underneath wash hand basin, heated towel rail, tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

OUTSIDE

To the front the property is approached off Cherry Hinton Road via a dropped kerb leading onto a block paved driveway with parking for two vehicles.

To the rear is a lengthy garden principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain so benefits from a side gate leading out onto shared driveway. Side return which is laid to concrete running down the side of the property, the remainder of the garden benefits from large lawned area, timber storage shed located in the corner as well as a large mature tree and adjacent to the shed is an area laid to artificial grass.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £575,000

Tenure – Freehold

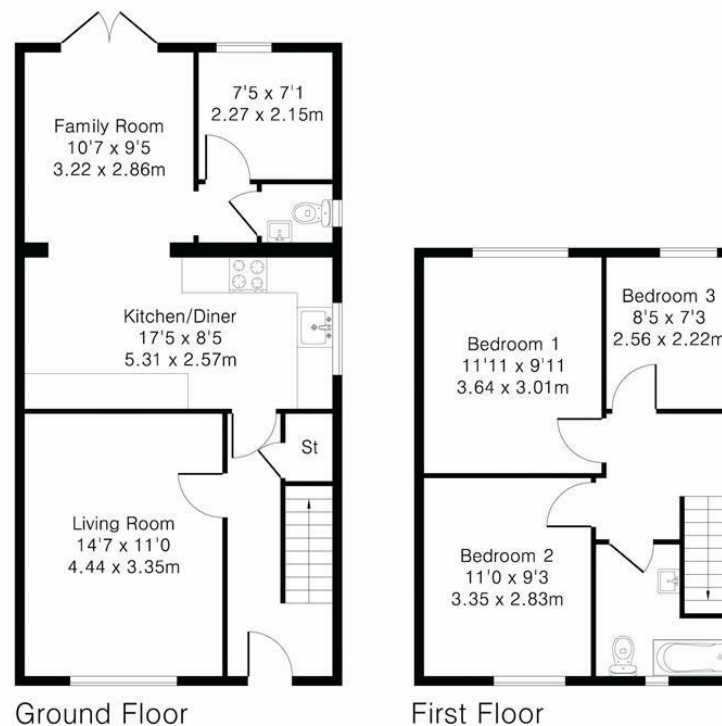
Council Tax Band – D

Local Authority – Cambridge

Approximate Gross Internal Area 989 sq ft - 92 sq m

Ground Floor Area 592 sq ft – 55 sq m

First Floor Area 397 sq ft – 37 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.

