



Newnham Road, Cambridge, CB3 9EY

CHEFFINS

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CB3 9EY

A most impressive recently converted, fully refurbished and refitted home with beautifully presented and well proportioned accommodation over three floors in this most special location on the edge of Newnham close to the Mill Pond, Sheeps Green and Coe Fen within easy walking distance of the city centre.

3 2 1

Guide Price £675,000





WOOD EFFECT COMPOSITE PANELLED ENTRANCE DOOR

with double glazed picture light above and viewfinder leading through into:

LIVING ROOM

with footwell, wood effect flooring, stairs rising to first floor accommodation with glass balustrades, built-in understairs storage cupboard and accessed via a panelled door, radiators, inset LED downlighters, double glazed sash window to front aspect and opening leading through into:

OPEN PLAN KITCHEN/BREAKFAST ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with a soft close feature,

stone effect work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap and drainer to side, inset 4 ring hob with cooker below and extractor hood above, integrated and concealed washer/dryer, waist height fridge/freezer, continuation of wood effect flooring from the living room, vertical full height radiator, collection of inset LED downlighters, double glazed bi-folding doors leading out onto courtyard garden as well as providing a large entry point of light into the room and further flexibility with ease of access between inside and out lending itself perfectly for entertaining.

ON THE FIRST FLOOR

LANDING

with further handrails and glass balustrades, stairs rising to second floor accommodation with open understairs storage, radiator, inset LED downlighters, panelled doors leading into respective rooms.

BEDROOM 2

with feature fireplace, detailed cast iron surround, further tiled surround and wooden mantel, inset LED downlighters, radiators, double glazed sash windows out onto front aspect.

BEDROOM 3

with high vaulted ceilings, fitted cupboard housing wall mounted Vaillant gas fired boiler, radiator, inset LED downlighters, double glazed Velux skylight, double glazed window out onto rear aspect, sliding door through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head and accessed via glazed shower door, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer taps, storage cupboards beneath basin, heated towel rail, tiled flooring, extractor fan, inset LED downlighters, vaulted ceiling, double glazed Velux skylight providing entry point of natural light into the room.

ON THE SECOND FLOOR

BEDROOM 1

with loft access, eaves storage cupboard, radiator, double glazed sash window to front aspect, sliding door through to:

ENSUITE BATHROOM

comprising of a three piece suite with panelled bath, hot and cold mixer bath tap with shower head attachment, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, storage cupboards beneath wash hand basin, wall mounted heated towel rail, stone effect upstand, extractor fan, inset LED downlighters, full width of double glazed windows fitted with privacy glass out onto rear aspect.

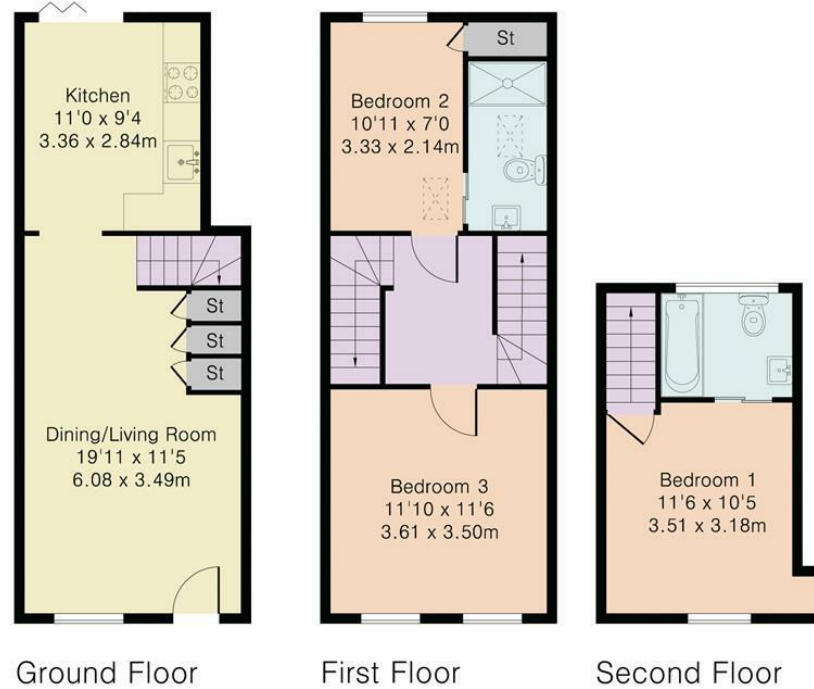
OUTSIDE

To the front the property is approached off Newnham Road via the footpath leading to the front entrance door.

To the rear of the property is a private and enclosed courtyard garden and enclosed via brick and wooden clad walls and enjoys a westerly aspect.



Approximate Gross Internal Area 862 sq ft – 80 sq m
 Ground Floor Area 334 sq ft – 31 sq m
 First Floor Area 358 sq ft – 33 sq m
 Second Floor Area 170 sq ft – 16 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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	EU Directive 2002/91/EC

Guide Price £675,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – Cambridge City Council



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.



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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.

