



St. Andrews Road, Cambridge, CB4 1DH

**CHEFFINS**

## St. Andrews Road

Cambridge,  
CB4 1DH

Recently improved and updated, bay fronted, terraced home with versatile and well proportioned accommodation. Arranged over 2 floors with a courtyard garden in this most convenient location within the Chesterton district of the city, offered for sale with no upward chain.

3 2 3

**Guide Price £475,000**





## **PANELLED GLAZED ENTRANCE DOOR**

Leading through into:

## **ENTRANCE LOBBY**

With pannelled door leading through into:

## **ENTRANCE HALLWAY**

With wood effect flooring, stairs rising to first floor accommodation with an understairs storage cupboard, panelled doors leading into respective rooms, starting with:

## **CLOAKROOM**

Comprising a two piece suite with low-level W.C. with concealed dual hand flush, hand wash basin with hot and cold mixer tap, double glazed window to side aspect.

## **LIVING ROOM**

With radiator and double glazed bay window to front aspect.

## **DINING ROOM**

Carpet flooring, radiator and double glazed window to rear aspect.

## **OPEN PLAN KITCHEN/BREAKFAST ROOM**

Starting with the kitchen area which comprises a collection of both wall and base mounted storage cupboards and draws, with the soft closing feature, wood effect work surface, integrated 4 ring hob, tiled splash back, oven below and extractor hood above.

There is also an integrated stainless steel sink with hot and cold mixer tap with drainer to side, space for fridge freezer, space and plumbing for washing machine, wall-mounted gas fired combi boiler providing hot water and heating for the property, wood effect flooring, double glazed window to side aspect and opening through into breakfast room. With a continuation of wood effect flooring, radiator and panelled glazed door out onto courtyard garden.

## **FIRST FLOOR**

### **LANDING**

With loft hatch and panelled doors leading into respective rooms.

### **BEDROOM 1**

Exposed original timber flooring, radiator and double glazed windows to front aspect, panelled door leading through into:

### **ENSUITE SHOWER ROOM**

Comprising a three piece suite with shower cubicle, wall mounted shower head, low level W.C. with hand flush, hand wash basin with hot and cold mixer tap and wood effect flooring.

### **BEDROOM 2**

With radiator and double glazed window to rear aspect.

### **BEDROOM 3**

With radiator and double glazed window to rear aspect.

### **FAMILY BATHROOM**

Comprising a three piece suite with combined shower and bath, with wall mounted shower head, hot and cold mixer bath tap, glazed shower partition, tiled surround, low level W.C. with hand flush, hand wash basin with hot and cold mixer tap with tiled splash back, radiator, wood effect flooring and double glazed window, fitted with privacy glass, out onto side aspect.

### **COURTYARD GARDEN**

An L-shaped hardstanding courtyard garden which does not benefit from access.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	86
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	70
England & Wales	
EU Directive 2002/91/EC	

Guide Price £475,000

Tenure - Freehold

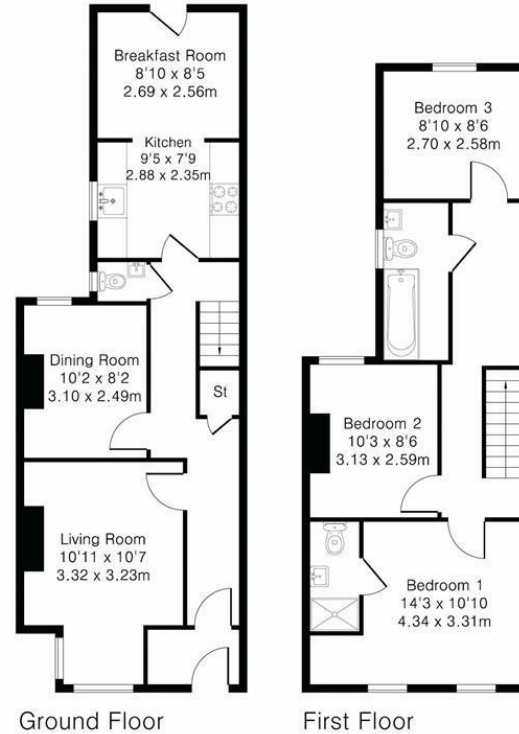
Council Tax Band - D

Local Authority - Cambridge

Approximate Gross Internal Area 1026 sq ft – 96 sq m

Ground Floor Area 536 sq ft – 50 sq m

First Floor Area 490 sq ft – 46 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.



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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.