



Glebe Road, Cambridge, CB1 7SZ

**CHEFFINS**



# Glebe Road

Cambridge,  
CB1 7SZ

- End Of Terrace
- 3 Bedrooms
- Bay Fronted Sitting Room
- Lengthy Private Mature Rear Garden
- Off Road Parking
- Potential To Extend (STP)

A charming and established bay-fronted residence, offering well proportioned accommodation with excellent opportunity to extend (STP) all set within mature and private gardens, backing onto allotments, situated on this quiet residential street in this highly sought after southern city location, with ease of access to local amenities, Addenbrookes, Cambridge Station and other major commuter links.



**Guide Price £575,000**





## **PANELLED GLAZED ENTRANCE DOOR**

fitted with privacy glass leading into:

## **ENTRANCE HALLWAY**

with stairs rising to first floor accommodation, radiator, original panelled doors leading through to respective rooms.

## **OPEN PLAN LIVING/DINING ROOM**

Living room with picture rails, former fireplace with wooden surround and mantel, double panelled radiator, double glazed bay window to front aspect, opposite side and opening through to Dining Room with former fireplace with wooden surround with tiled hearth and wooden mantel, picture rails, double panelled radiator, serving hatch into kitchen and a set of double glazed sash windows overlooking garden.

## **KITCHEN**

comprising a collection of both wall and base mounted storage cupboards and drawers with a wood effect rolltop work surface with inset stainless steel sink with separate hot and cold tap, drainer to side, tiled splashback, space for fridge/freezer, space and plumbing for dishwasher, washing machine and other white goods, integrated 4 ring gas hob with concealed extractor hood above, tiled splashback, oven below, panelled door provides access into understairs storage cupboard/pantry store with fitted shelving and electricity meter, double panelled radiator, panelled glazed door leading through into:

## **REAR LOBBY**

with wood effect flooring, panelled glazed door leading to garden, panelled door providing access into:

## **OUTSIDE TOILET**

with low level w.c., with pull flush, radiator, wood effect flooring, lighting and window with privacy glass out onto garden.

## **ON THE FIRST FLOOR**

### **LANDING**

with loft access, panelled door providing access into storage cupboard with fitted timber shelving, double glazed sash window out onto side aspect with panelled doors leading into respective rooms.

### **BEDROOM 1**

with feature cast iron fireplace, wardrobes accessed via sliding doors fitted with railings and shelving, double panelled radiator, double glazed sash window overlooking garden.

### **BEDROOM 2**

with feature cast iron fireplace, radiator, double glazed sash window to front aspect.

### **BEDROOM 3**

with picture rails, radiator, double glazed sash window to front aspect.

### **FAMILY BATHROOM**

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap with glazed shower partition, low level w.c., with hand flush, wash hand basin with separate hot and cold taps with tiled splashback, radiator/heated towel rail, panelled door providing access into airing cupboard with wall mounted gas fired Combi boiler

providing hot water and heating for the property and fitted timber shelving, wall mounted lights with shaver point, double glazed window fitted with privacy glass overlooking garden.

## **OUTSIDE**

To the front the property is approached off Glebe Road via a dropped tarmac kerb leading onto a gravelled driveway with enough parking for multiple vehicles. To the right hand side of the front garden is a well stocked bedded area enclosed by picket fencing and to the other side the front garden is enclosed via a mature hedge. To access the front entrance door a paved pathway leads up to steps to the front door.

To the rear of the property 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 outside entertaining and relaxing and this is bordered by a number of well stocked beds, continuation of the patio via a pathway leads to a timber storage shed and continuation of this pathway borders the lawned area where there is some further mature shrubs and trees planted and takes us to the very rear of the garden where there are two further sheds and a fence enclosing the garden but also providing views over the allotments to the rear. The rear garden enjoys a southern aspect. To the side there is a further paved pathway leading to a secure timber access gate.

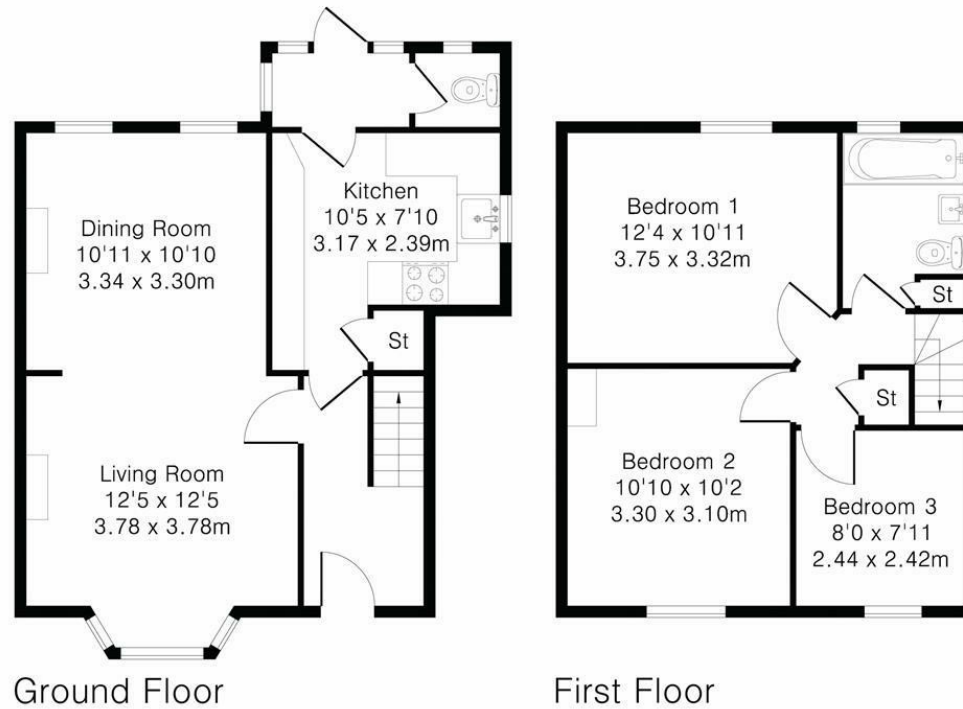








Approximate Gross Internal Area 859 sq ft – 79 sq m  
 Ground Floor Area 467 sq ft – 43 sq m  
 First Floor Area 392 sq ft – 36 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £575,000

Tenure – Freehold

Council Tax Band – C

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.