



Clay Farm Drive, Cambridge, CB2 9BX

CHEFFINS

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A most beautifully presented, south facing and well proportioned end of terrace, three storey residence benefitting from rear garden/parking and first floor enclosed terrace. This home has a high energy performance rating and is designated a B, with potential to make it A rated.

3 2 2

Guide Price £750,000





LOCATION

Clay Farm Drive has a favoured position in this well served development community placed for access to the city and road/rail links accessed just off Long Road.

ENTRANCE DOOR

leading into:

ENTRANCE HALLWAY

Neville Johnson fitted storage cupboards and drawers, display shelving with lighting, bay window to the side with triple glazed window, staircase rising to the upper floors.

KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers with stone working surfaces with glazed and matching splashbacks with Quooker tap, fitted appliances include Smeg electric fan oven, Smeg dishwasher, 5 ring Smeg gas hob with extractor fan above, ceiling with a range of inset downlighters, wooden flooring with underfloor heating, double width coats cupboard with shelving and hanging rail with courtesy lighting and understairs storage cupboard, provision for wall mounted television, triple glazed window to the front, triple glazed windows to the rear and triple glazed and panelled door leading to:

REAR COURTYARD

gated access leading to parking and gravelled rosebeds, outside light and tap.

UTILITY ROOM

working surfaces, plumbing and space for automatic washing machine, space for tumble dryer, storage cupboard, wood flooring, underfloor heating, extractor fan, downlighters.

CLOAKROOM

fitted with white suite comprising wall hung wash hand basin with mixer tap and dual flush w.c., part tiled walls,

wooden flooring with underfloor heating, extractor fan, ceiling with inset downlighters, triple glazed frosted window to the rear.

ON THE FIRST FLOOR

LANDING

staircase rising to second floor.

LIVING ROOM

wood flooring with underfloor heating, extractor fan, triple glazed windows and doors to the rear leading out to first floor terrace with composite decking and enclosed by fencing.

BEDROOM 1

extractor fan, range of fitted wardrobe cupboards, triple glazed windows to the front.

ENSUITE SHOWER ROOM

fitted with white suite comprising wash hand basin, low level dual flush w.c., tiled shower cubicle with glazed door, heated towel rail/radiator, extractor fan, ceiling with inset downlighters, underfloor heating.

ON THE SECOND FLOOR

LANDING

with a range of fitted storage cupboards with mechanical air circulation system, underfloor heating.

BEDROOM 2

air vent, triple glazed window to the front, fitted desk/dressing table with cupboards and drawers to either side, underfloor heating.

BEDROOM 3

fitted with a range of Neville Johnson wardrobes, drawers and shelving and fitted desk, underfloor heating, triple glazed windows to the rear.

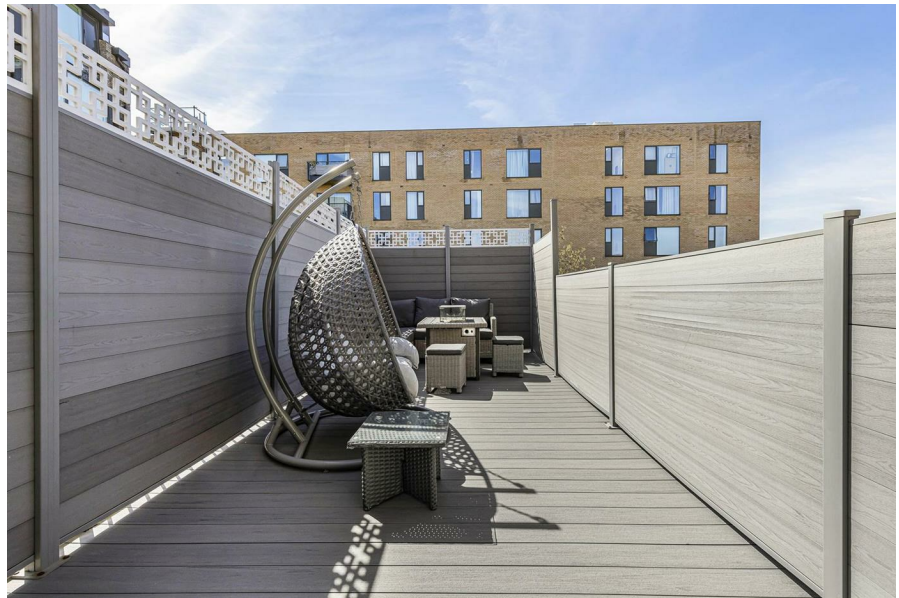
BATHROOM

fitted with white suite comprising panelled bath with wall mounted mixer, separate shower above with glazed shower screen, wash hand basin, storage drawer below and low level dual flush w.c., extensive ceramic wall tiling, heated towel rail/radiator, underfloor heating, extractor fan, triple glazed and frosted window to the rear.

OUTSIDE

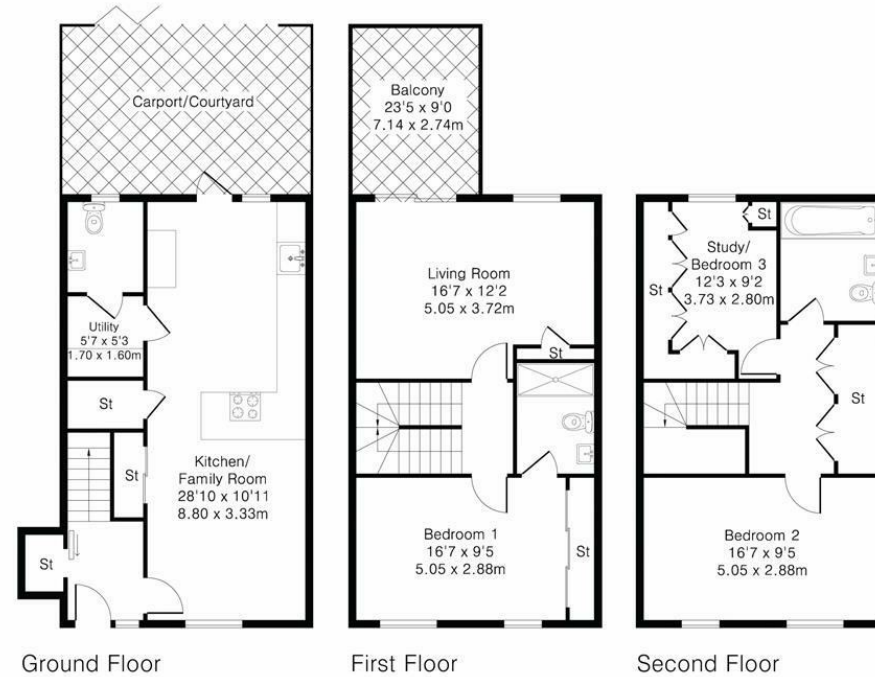
Front garden, block paving and large storage cupboard.

Rear garden which is paved with covered parking area with gravelled and rosebeds, outside lighting and water. First floor terrace with deck enclosed by fencing.





Approximate Gross Internal Area 1436 sq ft – 133 sq m
 Ground Floor Area 486 sq ft – 45 sq m
 First Floor Area 475 sq ft – 44 sq m
 Second Floor Area 475 sq ft – 44 sq m



Energy Efficiency Rating	
Current	Potential
87	95
Very energy efficient - lower running costs (92 plus) A (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 £750,000

Tenure - Freehold

Council Tax Band - F

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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