



Oxford Road, Cambridge, CB4 3PL



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Cambridge,
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Guide Price £550,000

- Mid-Terraced Victorian Property
- Two Bedrooms
- Open Plan Living/Dining Room
- Incredibly Stylish Kitchen/Breakfast Room
- Chain Free
- Private Rear Garden
- Convenient Location
- Cash Buyers Only

An extremely well-presented and stylish Victorian residence, offering highly flexible accommodation across two floors, benefitting from a low maintenance rear garden as well as a studio, all situated within this highly sought after and well regarded street, with close proximity to a wealth of local amenities, city centre and major commuter links.





TIMBER PANELLED ENTRANCE DOOR

with ornate door knocker and picture light above, leading into:

OPEN PLAN LIVING/DINING ROOM

with exposed original timber flooring, stairs rising to first floor accommodation with built-in understairs storage cupboard as well as an open space ideal for further furniture or storage, two feature fireplaces, one open and as well as one ornate original cast iron fireplace with stone hearth with fitted bookcases and shelving in the recess of the chimney breast, double glazed sash windows to front aspect with shutters and a set of panelled glazed double doors leading through into:

KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers finished to a contemporary style as well as a soft closing feature with quartz work surface, inset butler style sink with hot and cold mixer tap, drainer to side, decorative tiled splashback, Range cooker with extractor hood above, tiled splashback, space and plumbing for fridge/freezer, further storage units include open bookshelf as well as display cabinets and corner cabinets, stone flooring, double panelled radiator, inset LED downlighters, Velux skylight providing a light and airy feel to the room as well as a set of panelled double doors with double glazed sash windows either side not only providing a large entry point of light into the room but ease of access out onto the garden.

ON THE FIRST FLOOR

LANDING

with loft access, panelled doors providing access into respective rooms.

BEDROOM 1

with exposed original timber flooring, bespoke built-in wardrobes and drawers fitted into the recess of the chimney breast, traditional style radiator, double glazed sash windows fitted with shutters onto front aspect.

BEDROOM 2

with original exposed timber flooring, feature fireplace with fitted shelving now creating a wonderful focal point to the room with space either side via recess to the chimney breast for further storage furniture, traditional style radiator, double glazed sash window overlooking garden.

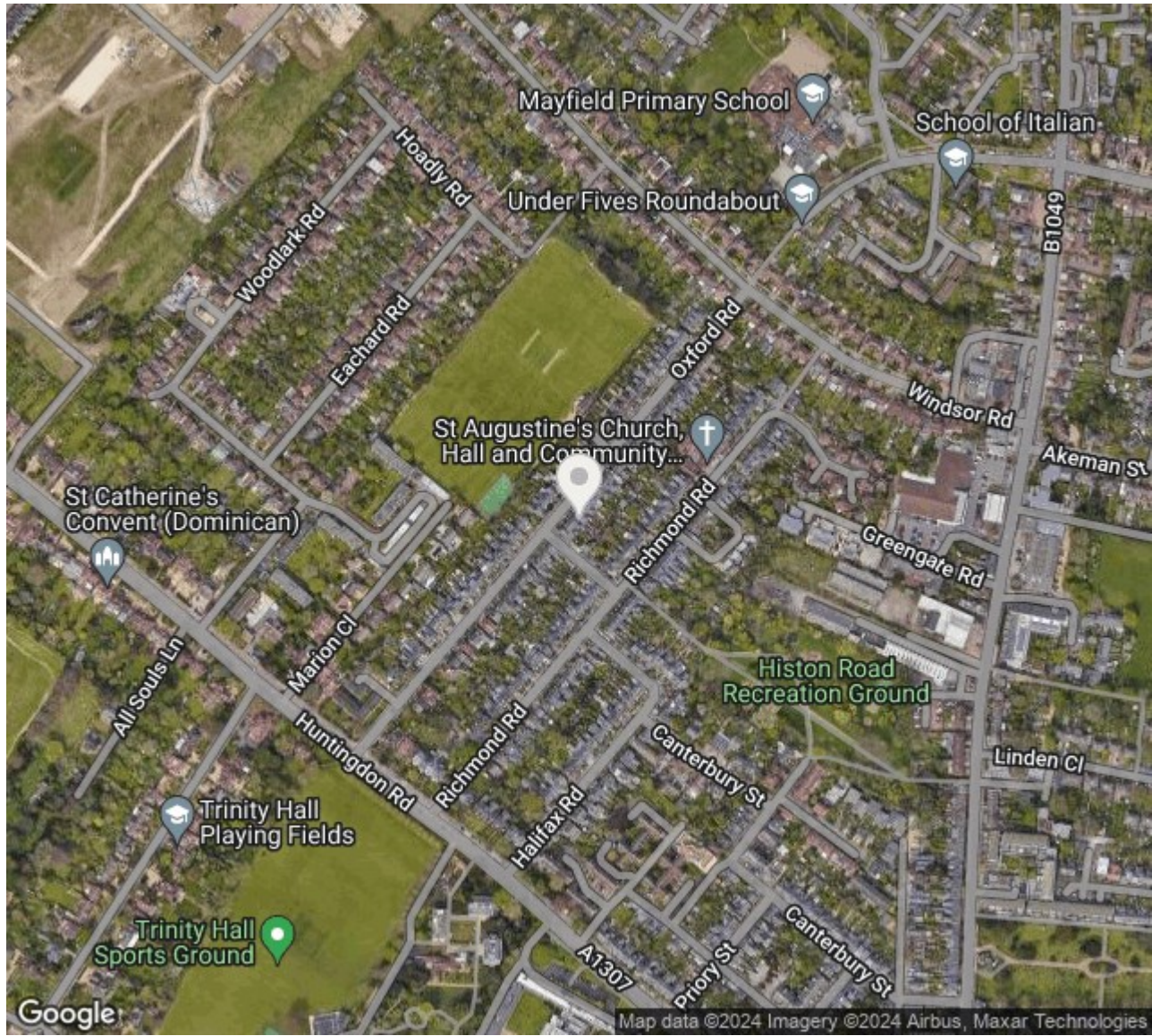
BATHROOM

comprising of a four piece suite with standalone bath with hot and cold mixer bath tap and shower head attachment, walk-in shower cubicle with dual wall mounted shower heads accessed via a glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, stone upstand, storage cupboards beneath, stone flooring, semi-vaulted ceiling, heated towel rail, Velux skylight out onto side aspect, double glazed window fitted with privacy film out onto rear aspect.

OUTSIDE

To the front of the property the property is approached off Oxford Road via a pedestrian wrought iron gate with brick wall enclosing leading to an original tiled pathway leading to the front entrance door. The remainder of the front garden being laid to a number of mature shrubs and hedging.

To the rear is a private and low maintenance rear garden which is principally laid to lawn with a paved patio area led directly off the rear part of the property with mature hedging and bordering on the left hand side, continuation of the paved area via a pathway leading to the rear part of the garden with a further paved patio which surrounds the garden STUDIO which is fitted with power and lighting and adjacent to this is a secure timber access gate which leads back out onto Wentworth Road.





| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 84 |
| (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 | |

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Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge



Approximate Gross Internal Area 850 sq ft – 79 sq m
 Ground Floor Area 445 sq ft – 41 sq m
 First Floor Area 332 sq ft – 31 sq m
 Outbuilding Area 73 sq ft – 7 sq m



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.