



Cyprus Road, Cambridge, CB1 3QA

CHEFFINS

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A handsome and immaculately presented Victorian terraced residence, offering stylish accommodation with a wealth of original features, enjoying a private rear garden with rear access and occupying a most convenient location just off the vibrant Mill Road, with ease of access to a wealth of local amenities, Addenbrookes, Cambridge Station and other major commuter links.

LOCATION

Cyprus Road in Cambridge is a highly desirable residential area offering an exceptional blend of benefits, accessibility, and convenience. Located off the vibrant Mill Road, residents enjoy easy access to a diverse array of shops, cafes, and restaurants. Mill Road is known for its unique boutiques, international cuisine, and lively street markets, providing a rich variety of dining and shopping options at residents' doorsteps. Public transport links are excellent, with regular bus services providing quick and convenient access to the city centre, Cambridge railway station, and other key areas. This makes commuting straightforward for work, education, or leisure. For cyclists, Cyprus Road is ideally positioned with numerous dedicated bike lanes, making it easy to navigate Cambridge's compact and bike-friendly layout.

2 1 2



Guide Price £525,000



TIMBER PANELLED ENTRANCE DOOR

with picture light above leading through into:

SITTING ROOM

with coved ceilings, exposed timber flooring, cast iron wood burning stove with painted brick surround and decorative tiled hearth, shelving and storage cupboard fitted in the recess of the chimney breast, radiator and sash window with shutters onto front aspect, archway opening through into:

DINING ROOM

with a continuation of the exposed timber flooring from sitting room, coved ceilings, painted stone hearth from former fireplace, radiator, panelled door leading through to stairs rising to first floor accommodation, internal sash window looking through into garden room and opening through into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with a stone effect roll top work surface with inset one and a quarter bowl porcelain sink with hot and cold mixer tap and drainer to side with tiled splashback, cooker with four ring gas hob, with oven below, space for fridge freezer as well as space and plumbing for dishwasher, washing machine & dryer, tiled flooring, tiled up stands, double glazed windows to both side aspect as well as overlooking garden, panelled glazed door into garden room with tiled flooring painted brick walls, and double glazed windows as well as the panel glazed door leading out onto garden.

FIRST FLOOR

LANDING

with glazed loft hatch leading up to loft room but also providing an additional aspect of light, panelled doors through into boiler cupboard housing Worcester combi gas fired boiler providing hot water and heating for the property, a recess on the landing making wonderful space for further storage furniture or desk, panelled door leading to respective rooms.

BEDROOM 1

with coved ceilings, exposed timber flooring, built in

wardrobes fitted with range of shelving and rails with wood panelling with rattan details, as well as radiator, behind radiator cover with further rattan details and a double glazed sash window to front aspect, loft room with exposed timber flooring opening through into in eave storage area, Velux skylight with fitted blind overlooking garden.

BEDROOM 2

with radiator, wall mounted lighting and double glazed sash window overlooking garden.

BATHROOM

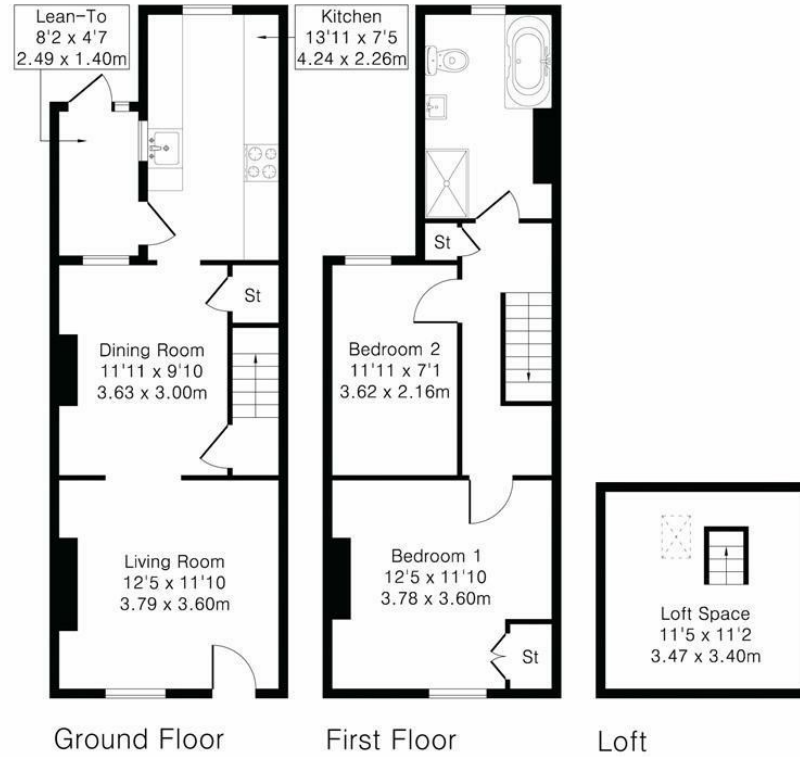
comprising four piece suite with stand alone bath with hot and cold mixer bath tap, shower head attachment, shower cubicle with wall mounted shower head and accessed via a glazed shower door with also a recessed shelf inside the shower, low level w.c. with hand flush, hand wash basin with hot cold mixer tap, all this with a tiled surround, heated towel rail, former fireplace with painted brick surround stone hearth, extractor fan, painted timber flooring in a checked pattern, wall mounted up lighting, loft hatch and double glazed window fitted with privacy glass out onto overlooking garden.

OUTSIDE

To the rear of the property the private garden is principally laid to lawn with a block paved patio area leading directly off the rear part of the property, providing a wonderful space to both relax and entertain. Timber side access gate leading back round to the front of the terrace, continuation of the block paved patio leads on to a pathway to the rear of the garden and enclosed by some extremely well stocked bedding full of mature shrubs and flowering plants. To the rear of the garden is a further collection of mature shrubs and trees, covered log store and a further area that is block paved providing additional storage space for bikes and bins, adjacent to this is a timber storage shed and further rear access gate leading out onto the access alleyway which is the main access point back to the front of the terrace.



Approximate Gross Internal Area 974 sq ft – 91 sq m
 Ground Floor Area 447 sq ft – 42 sq m
 First Floor Area 400 sq ft – 37 sq m
 Loft Area 127 sq ft – 12 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		61	
(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 £525,000
 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.

