



Stourbridge Grove, Cambridge, CB1 3HZ

CHEFFINS

Stourbridge Grove

Cambridge,
CB1 3HZ

- Driveway Parking
- Easy Access to the Surrounding Amenities
- Generous and Well Established Rear Garden
- Well Presented Throughout
- Sought After Residential Location

A generously proportioned and well presented three bedroom mid terrace home occupying an enviable position with attractive leafy outlooks to the rear. The well planned accommodation extends to 943 sq. ft. arranged over two floors and enjoys the added benefit of driveway parking and an attractive rear garden.

3 2 2

Guide Price £500,000





ENTRANCE HALLWAY

With entrance door, stairs to the first floor, wood effect flooring, doors to:

LOUNGE

With bay window to the front aspect, feature fireplace with stone hearth and surround, bespoke fitted cupboards and shelves.

KITCHEN/DINER

With window to the side aspect, matching eye and base level units, part vaulted ceilings with Velux windows over, worktop with inset five ring gas hob with chimney style extractor hood over, inset sink and a half with drainer and chrome mixer tap over, integrated double oven, space for appliances including dishwasher, washing machine, dryer, American style fridge freezer and wine fridge, tiled floor, under stairs storage cupboard, door to garden.

SHOWER ROOM

With vaulted ceiling and Velux windows over, suite comprising; low level wc with hidden cistern and eco flush button, inset basin with chrome mixer tap over, shower cubical with

glass and chrome sliding door, tiled floor, part tiled walls.

FIRST FLOOR

LANDING

With loft access via hatch, storage cupboard, doors to:

BEDROOM 1

With window to the rear aspect, feature fireplace.

BEDROOM 2

With window to the front aspect, feature fireplace.

BEDROOM 3

With window to the front aspect, wood effect flooring, fitted wardrobe.

BATHROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over, panelled bath with shower over, storage cupboard, chrome heated towel rail, part tiled walls.

OUTSIDE

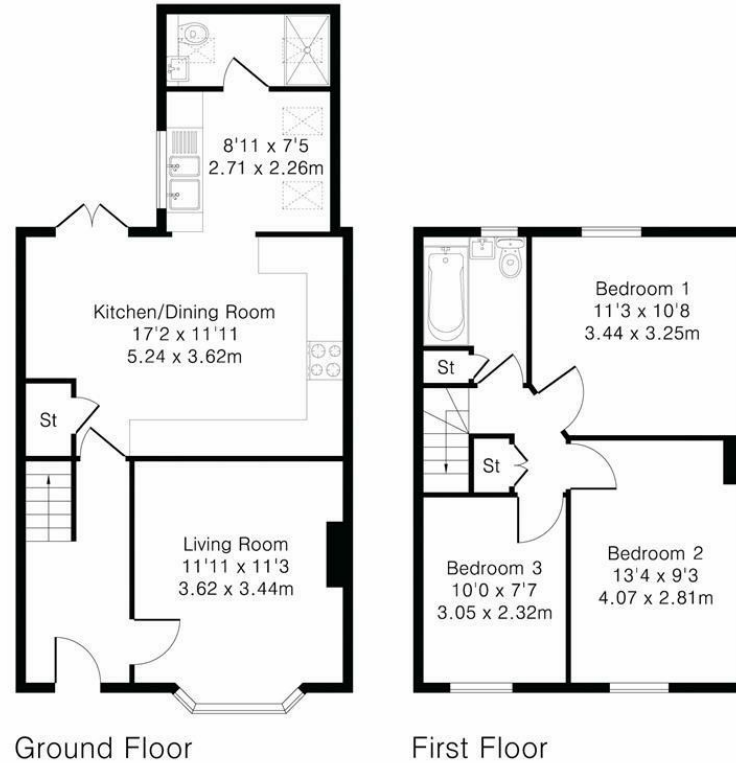
The front of the property benefits from a gravel driveway leading to the entrance door with brick wall borders.

The fully enclosed rear garden has been thoughtfully landscaped and features a patio area, lawn area, a selection of shrubs and trees, a storage shed, greenhouse, summerhouse, feature flower beds, an external tap and gated side access via 57 Stourbridge Close.





Approximate Gross Internal Area 943 sq ft – 88 sq m
 Ground Floor Area 527 sq ft – 49 sq m
 First Floor Area 416 sq ft – 39 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(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 £500,000

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.



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.