



Ainsworth Place, Cambridge, CB1 2PG

**CHEFFINS**



## Ainsworth Place

Cambridge,  
CB1 2PG

- Three Storey Modern Townhouse
- Three Double Bedrooms
- Two Bathrooms
- First Floor Sitting Room
- Enclosed Rear Garden
- Integral Garage With Internal Access Door
- Offered With No Onward Chain

A well-presented three-storey townhouse offering light and airy accommodation, featuring three bedrooms, an enclosed garden, and integral garage, ideally situated in a popular and quiet central city location, this property is conveniently close to the train station, the nearby Beehive Centre, the vibrant Mill Road area, and the highly regarded St. Matthew's Primary School.

3 2 2

**Guide Price £565,000**





## LOCATION

Ainsworth Place is a well-located and desirable street in Cambridge, offering residents easy access to a wide range of amenities. Situated just off the lively Mill Road, the area is known for its eclectic mix of independent shops, cafes, and international restaurants, providing a vibrant local scene. The nearby Beehive Centre offers convenient shopping options, including a large Marks & Spencer's supermarket, TK Maxx, and other popular high-street stores. For those who enjoy outdoor activities, Ainsworth Place is close to Parker's Piece and Midsummer Common, both of which offer expansive green spaces for walking, cycling, and picnicking. The street is also ideally located for commuters, with Cambridge Railway Station just a short walk away. From there, regular direct



Covered entrance porch with secure bin and bike store, downlight and block paving pathway leading through to:

## **PANELLED GLAZED ENTRANCE DOOR**

Fitted with privacy glass opening to:

## **ENTRANCE HALL**

inset LED downlights, stairs rising to first floor accommodation with open under stairs storage area, wall mounted thermostat, double panelled radiator, internal access to garage and door leading to:

## **CLOAKROOM**

Comprising two piece suite with low level WC with dual flush, hand wash basin with mixer tap, tiled splash back, extractor fan and radiator.

## **KITCHEN/DINING ROOM**

Comprising a wealth of wall and base mounted storage cupboards and drawers with stone effect roll-top worksurface, inset stainless steel sink with mixer tap above and drainer to side, tiled splashback and tiled upstand. Integrated dishwasher, inset 4 ring gas hob with extractor fan above, integrated double oven, concealed fridge freezer, inset LED downlightes, double panelled radiator, double glazed corner window feature overlooking gardens, double glazed French doors leading onto patio.

## **FIRST FLOOR LANDING**

radiator, LED spotlights.

## **LIVING ROOM**

inset LED downlights, double panelled radiator, double glazed window to front, double glazed French doors leading to Juliet balcony.

## **PRINCIPLE BEDROOM**

With inset LED downlights, coving, double panelled radiator, open under stairs storage area, double glazed window to rear aspect and double glazed French doors opening to further Juliet balcony and door to:

## **SHOWER ROOM**

Comprising three piece suite with shower cubicle with wall mounted shower unit, low level WC with dual flush, hand wash basin with mixer tap, decorative tile surround. Heated towel rail, shaving point, inset LED downlights, extractor fan and coving.

## **SECOND FLOOR LANDING**

double glazed window, LED spotlights, radiator and door to large shelved airing cupboard also housing hot water tank

## **BEDROOM THREE**

built in wardrobes with railing and shelves storage, radiator and double glazed windows overlooking the rear aspect.

## **FAMILY BATHROOM**

Three piece suite comprising bath with wall mounted shower above, low level WC with dual flush, hand

wash basin with mixer tap, heated towel rail, shaving point, inset LED downlights, extractor fan and storage cupboard.

## **BEDROOM TWO**

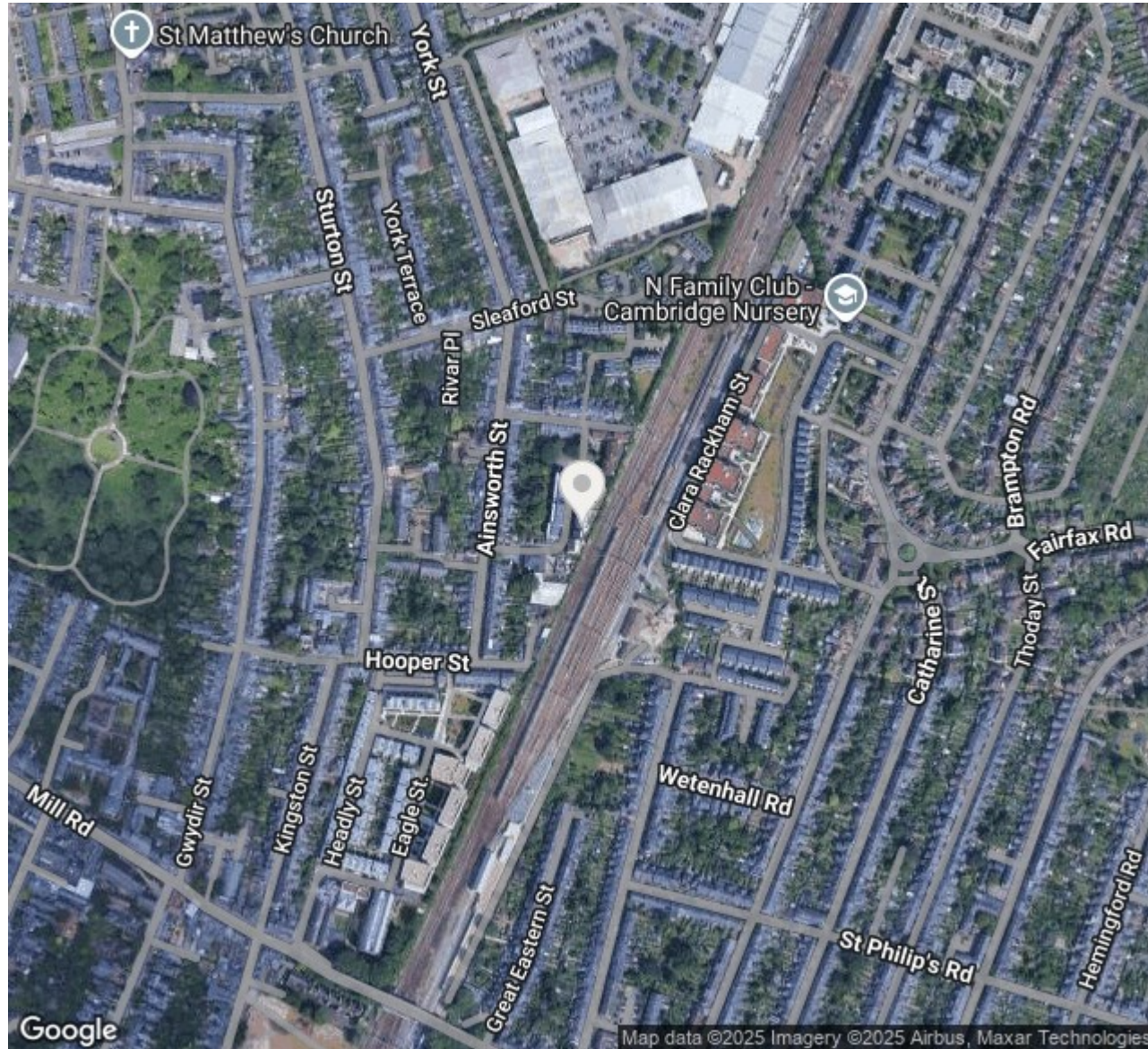
radiator, loft access, double glazed windows to the front aspect and inset LED downlights.

## **OUTSIDE**

The garden is principally laid to lawn providing excellent space for alfresco dining and entertaining. The garden enjoys two areas laid to patio and enclosed by timber fencing providing an excellent sense of privacy from the surrounding neighbours. Outside tap and electrical point.

## **GARAGE**

With up and over door, electricity, space and plumbing for washing machine and dryer.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 £565,000

Tenure - Freehold

Council Tax Band - E

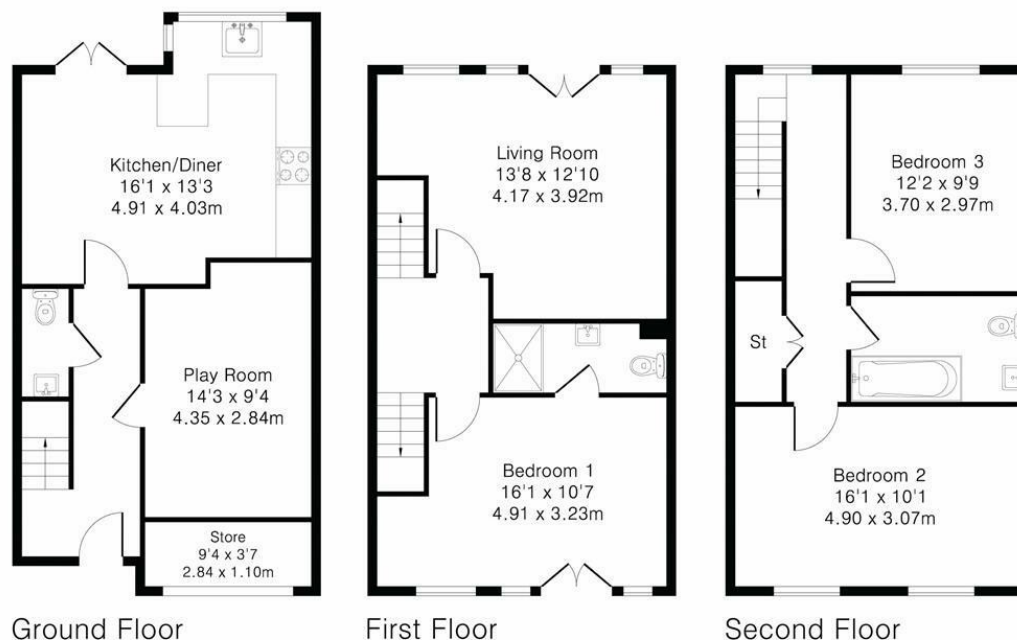
Local Authority - Cambridge City Council

Approximate Gross Internal Area 1406 sq ft – 130 sq m

Ground Floor Area 476 sq ft – 44 sq m

First Floor Area 465 sq ft – 43 sq m

Second Floor Area 465 sq ft – 43 sq m



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.