



St. Philips Road, Cambridge, CB1 3AQ

CHEFFINS

St. Philips Road

Cambridge,
CB1 3AQ

- Mid-Terraced Victorian Residence
- Open Plan Living/Dining Room
- Three Bedrooms
- Rear Garden With Double Access Gate
- Convenient Location
- Potential to Extend to Four Bedrooms (existing planning permission to extend into the second floor with loft dormer)
- Low Maintenance Rear Garden

A handsome bay-fronted Victorian residence, offering extremely well presented and well proportioned accommodation across two floors, with a wealth of original character features still remaining, occupying a most prominent position on this residential street, located in close proximity to the well served and vibrant Mill Road as well as the city centre, Cambridge Station and other major commuter links.

3 1 2

Guide Price £585,000





LOCATION

St. Phillips Road in Cambridge offers a perfect blend of benefits, accessibility, and convenience. Located near the vibrant Mill Road, residents enjoy a diverse array of shops, cafes, and restaurants. The area boasts excellent public transport links, with regular bus services and nearby Cambridge railway station ensuring easy commutes. Families benefit from proximity to reputable schools, including St. Philip's CofE Aided Primary School and private options like The Perse School. Green spaces such as Romsey Recreation Ground provide opportunities for outdoor activities. St. Phillips Road combines the charm of a lively neighbourhood with the practicality of urban living, making it an ideal location for families and professionals alike.

PANNELLED GLAZED ENTRANCE DOOR

with picture light above, leading through into:

ENTRANCE HALLWAY

with footwell, exposed timber flooring, moulded cornicing, stairs rising to first floor accommodation, radiator, panelled door leading through into respective rooms.

SITTING ROOM

with moulded cornicing, original cast iron fireplace, tiled surround and tiled hearth, cast iron mantle, fitted shelving in the recess of the chimney breast, exposed timber flooring, radiator, sash windows with shutters to the front aspect, bifolding double doors leading through into:

DINING ROOM

with picture rails, exposed timber flooring, radiator, panelled door leading through into understairs storage cupboard, panelled door through into:

KITCHEN

comprising a collection of wall and base mounted storage cupboards and drawers, stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated four ring Indesit hob, concealed extractor hood above, tiled splashback, integrated Bosch oven below, integrated and concealed fridge/freezer, space and plumbing for dishwasher and washing machine, exposed timber flooring, double glazed sash window out onto the side aspect and panelled door through into:

BATHROOM

comprising three piece suite; combined shower and bath

with panelled bath and hot and cold mixer bath taps, wall mounted shower head, glazed shower partition, low level wc with hand flush, hand wash with separate hot and cold taps, tiled surround, wall mounted mirror, radiator, panelled door providing access into storage cupboard with fitted timber shelving housing water mounted gas fired combi boiler providing hot water and heating for the property, part vaulted ceilings with double glazed skylight with privacy glass and further window and privacy glass to side aspect.

FIRST FLOOR**LANDING**

Accessed via a split level staircase, loft access, exposed timber flooring, built in storage cupboard, panelled doors leading through into respective rooms.

BEDROOM 3

with cast iron fireplace with stone hearth, exposed timber flooring, radiator, sash window overlooking the garden.

BEDROOM 2

with two bespoke, fitted, full height wardrobes in the recess of the chimney breast, cast iron feature fireplace, stone hearth, exposed timber flooring, radiator, sash window overlooking garden.

BEDROOM 1

with exposed timber flooring, cast iron feature fireplace, wooden mantle, stone hearth, double panelled radiator, set of sash windows to front aspect.

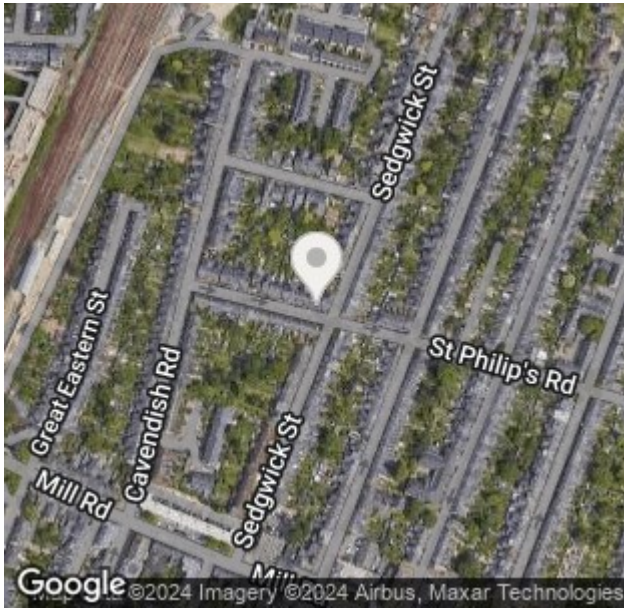
OUTSIDE

To the rear of the property, with the garden being

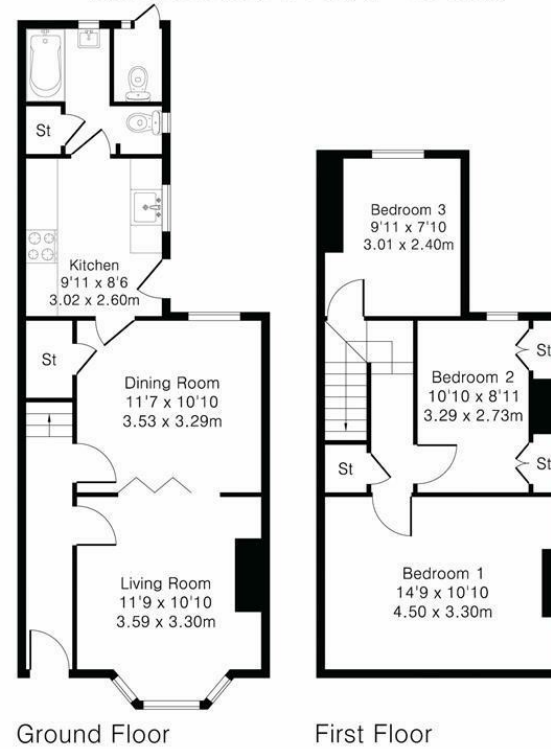
principally laid to lawn with a flagstone, tiled flooring leading off the kitchen, bordered by well stocked bedding. Pathway provides access to the main portion of the garden with the aforementioned lawned area and an outside toilet with low level wc, hand flush, brick walled store adjoining the rear part of the property. There is then a concrete pathway, bordered by some well stocked beddings of mature shrubs, leading to the rear part of the garden, which is then laid to gravel, providing a wonderful space for relaxing and entertainment. To the very rear of the garden is some double timber access gates leading back round to the side of the terrace and ideal for bike and bin access.

To the front, the property is approached off St. Philips Road via a wrought iron gate and wrought iron railings, enclosing the front garden with original Victorian tiled pathway leading to the front entrance door with the rest of the front garden being laid to gravel with more ideal storage for bike and bins.





Approximate Gross Internal Area 900 sq ft – 84 sq m
 Ground Floor Area 490 sq ft – 46 sq m
 First Floor Area 410 sq ft – 38 sq m



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	
59	
EU Directive 2002/91/EC	
England & Wales	

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Tenure – Freehold

Council Tax Band – D

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.