



Springfield Road, Cambridge, CB4 1AD

CHEFFINS

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Cambridge,
CB4 1AD

An attractive mid-terraced Edwardian residence, offering well-proportioned accommodation across two floors, with a low maintenance rear garden, occupying a most convenient location on this quiet residential street, with an ease of access to a wealth of local amenities on Mitchum's Corner, city centre and major commuter links.

LOCATION

Springfield Road is a peaceful and well-situated residential street located just off Milton Road, close to the vibrant area of Mitcham's Corner in Cambridge. This desirable location offers a wealth of nearby amenities. Mitcham's Corner itself is a bustling hub with a variety of shops, cafes, and restaurants, including popular spots like Stir Caf  and Thirsty Cambridge, providing plenty of options for dining and socialising. For everyday essentials, there's a nearby Co-op supermarket, as well as additional retail options along Chesterton Road. The area also benefits from proximity to the scenic River Cam, where residents can enjoy riverside walks, cycling, and outdoor activities. Springfield Road offers excellent accessibility, with frequent bus services along Milton Road and Mitcham's Corner providing quick connections to Cambridge city centre, Cambridge Science Park, and Cambridge North Railway Station. The station offers direct trains to London King's Cross in just under an hour, making it an ideal location for commuters.

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Guide Price **£525,000**





PANELLED ENTRANCE DOOR

leading into:

ENTRANCE HALLWAY

with stained glass picture light above, painted timber flooring, radiator, stairs rising to first floor accommodation, panelled door leading through into:

OPEN PLAN LIVING/DINING ROOM

with exposed timber flooring, two cast iron fireplaces with stone hearth and fitted timber shelving and cupboards in the recess of one of the chimney breasts, radiators, set of double glazed sash windows to front aspect, further double glazed sash window overlooking the garden, panelled glazed door leading through into:

KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with a wood effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space and plumbing for washing machine and dryer, space for dishwasher, space for cooker with tiled splashbacks, space for fridge/freezer, tiled flooring, radiator, door to understairs storage cupboard, LED downlighters, double glazed windows to both side and rear aspect, panelled glazed door leading out onto garden.

ON THE FIRST FLOOR

LANDING

with built-in storage cupboard, loft access, panelled doors leading into respective rooms.

BEDROOM 1

with radiator, set of double glazed sash windows to front aspect.

BEDROOM 2

with radiator, double glazed window overlooking garden.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath tap with glazed shower partition, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, wood panelling detail surrounding, wall mounted mirror, wall mounted mirror cupboard, lighting, radiator, sash window fitted with privacy glass out onto rear aspect.

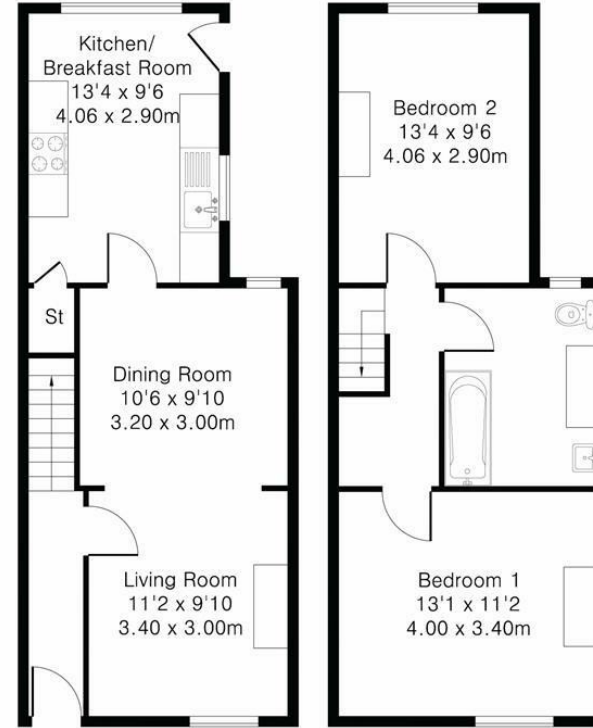
OUTSIDE

To the front the property is approached off Springfield Road via a wrought iron gate enclosed by a low level brick wall and providing a wonderful space for storage of bikes and bins.

To the rear of the property is a private rear garden principally paved with some beds bordering the property which is principally laid to slate with a further raised brick built bed to the very rear of the garden. Adjacent to this is a timber access gate leading round to the side access alleyway.



Approximate Gross Internal Area 814 sq ft – 75 sq m
 Ground Floor Area 406 sq ft – 37 sq m
 First Floor Area 408 sq ft – 38 sq m



Ground Floor First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		63	
(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 City Council



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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.