



Hills Road, Cambridge, CB2 8RN

CHEFFINS

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CB2 8RN

A handsome, three-storey, bay-fronted, red brick Edwardian townhouse of significant charm and character occupies a most convenient location on the favoured southern side of the city, close to a good range of local amenities as well as schooling. The property has driveway parking to the front and enclosed rear garden with rear pedestrian access.

4 2 3

Guide Price £1,195,000





GROUND FLOOR**ENTRANCE PORCH**

With entrance door, tiled floor, door to

INNER HALLWAY

With stairs to the first floor, under stairs storage cupboard, wooden flooring, doors to

LIVING ROOM

With bay window to the front aspect with single glazed sash windows, fireplace with tiled hearth and wooden mantle, wooden flooring

FAMILY ROOM

With double door opening to the garden, wooden flooring, feature fireplace with tiled hearth and wooden mantle

KITCHEN/DINER

With single glazed sash windows to the side aspect, Velux window over kitchen area, bespoke fitted kitchen with marching eye and base level units, granite counter with under mounted sink and a half with chrome mixer tap over, integrated appliances include dishwasher, fridge freezer and microwave, Rangemaster oven with chimney style extractor hood over, space for washing machine and tumble dryer, tiled floor, French doors to garden

GUEST CLOAKROOM

With low level wc, corner basin with chrome mixer tap over, tiled floor

FIRST FLOOR**SPLIT LEVEL LANDING**

With stairs to the second floor, doors to

BEDROOM ONE

With single glazed sash window to the front aspect, feature fireplace, fitted storage cupboard

BEDROOM THREE

With single glazed sash window to the rear aspect, feature fireplace, fitted storage cupboard

BEDROOM FOUR

With double glazed sash window to the rear aspect, fitted storage cupboard

FAMILY BATHROOM

With single glazed sash windows to the side aspect, suite comprising; low level wc, pedestal wash basin with chrome mixer tap over, glass and chrome shower cubicle with drencher head over and freestanding bath with chrome telephone style mixer tap over, chrome heated towel rail, tiled floor, part tiled walls

SECOND FLOOR**BEDROOM TWO**

With single glazed sash window to the front aspect, Velux window, feature fireplace, door to:

EN-SUITE SHOWER ROOM

With Velux window, suite comprising; low level wc, pedestal wash basin with chrome mixer tap and glass and chrome shower cubicle with Aqualisa shower, tiled floor, part tiled walls, eaves storage cupboard, chrome heated towel rail


OUTSIDE

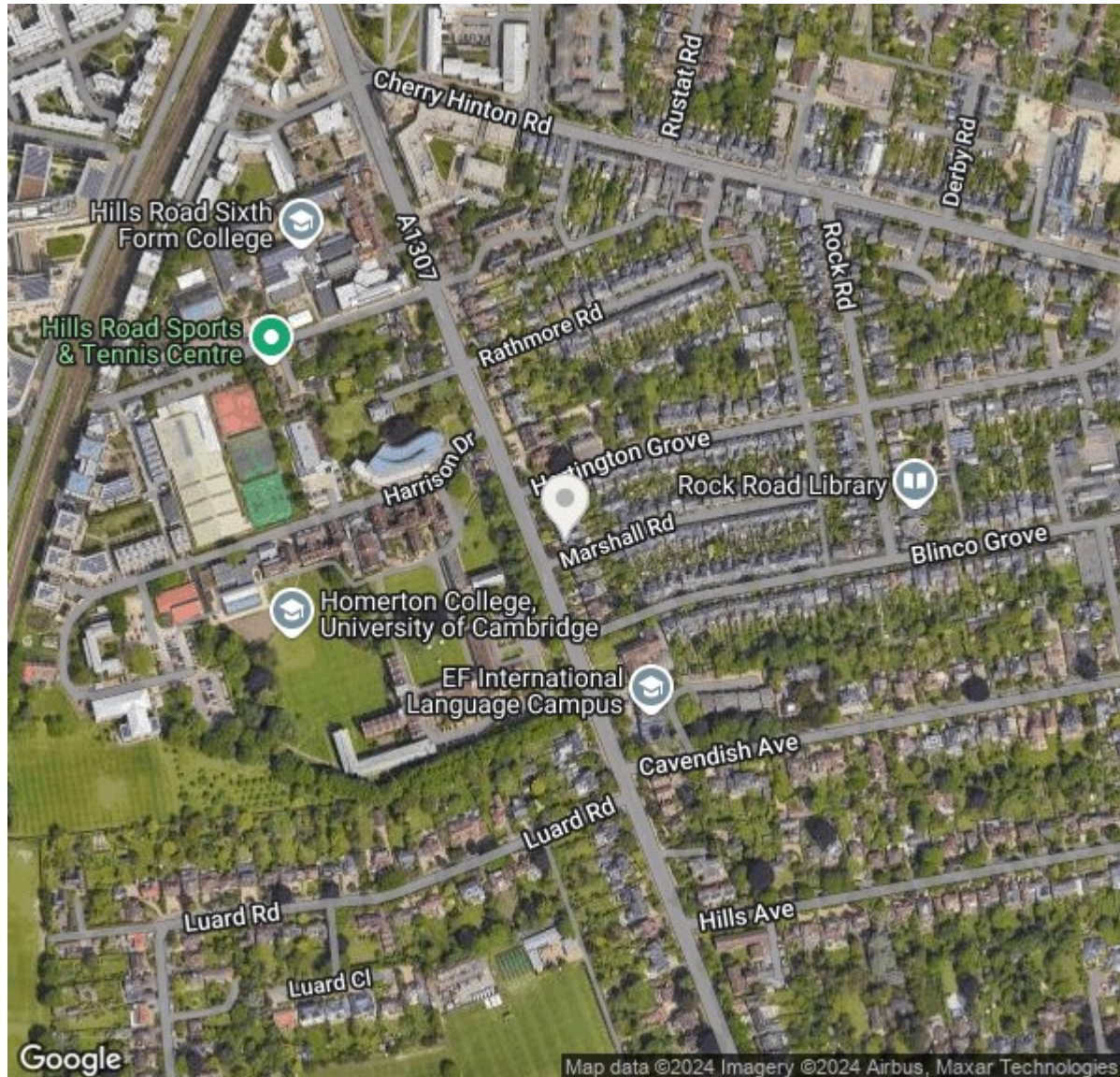
The fully enclosed rear garden is mostly laid to lawn and features a patio seating area, a small storage shed, an outside tap, a selection of shrub, a mature tree and gated rear access. To the front is a generous gravel driveway with parking for four cars leading to the entrance door.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,195,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Cambridge

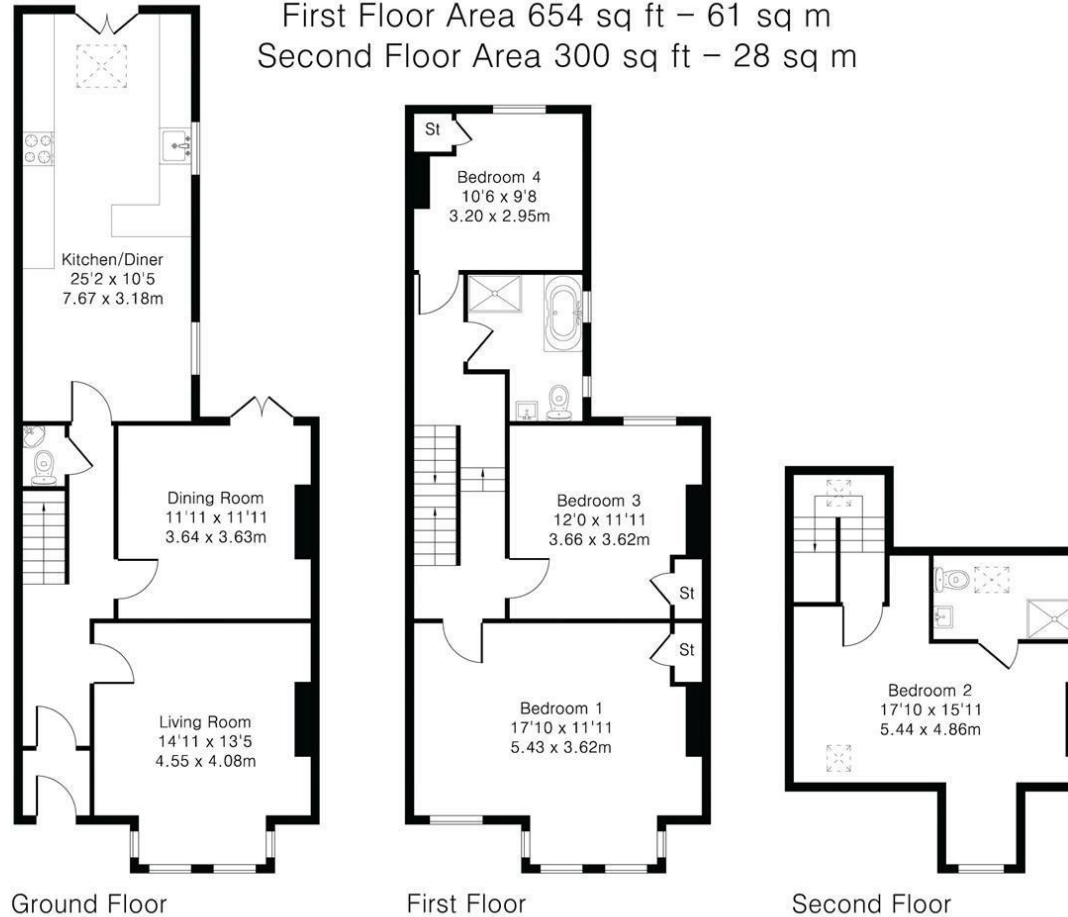


Approximate Gross Internal Area 1673 sq ft - 156 sq m

Ground Floor Area 719 sq ft – 67 sq m

First Floor Area 654 sq ft – 61 sq m

Second Floor Area 300 sq ft – 28 sq m



Ground Floor

First Floor

Second Floor

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