



Blinco Grove, Cambridge, CB1 7TP

CHEFFINS

Blinco Grove

Cambridge,
CB1 7TP

A most charming bay fronted Victorian residence, in need of sympathetic improvement and updating, offering well proportioned accommodation over two floors with a number of fine features including moulded corning, open fireplace, sash windows and offered with no onward chain.

LOCATION

Blinco Grove is a sought-after residential street in Cambridge, offering a perfect balance of tranquility and urban convenience. Located just off Hills Road, it is surrounded by an array of unique and independent eateries, including the popular Mediterranean restaurant Al Casbah and the charming Hot Numbers Coffee. For everyday essentials, the vibrant Mill Road is nearby, known for its eclectic mix of shops, cafes, and delis. The area is also home to the highly-regarded Morley Memorial Primary School, making it an excellent choice for families. Cambridge railway station is just a short walk away, providing direct services to London King's Cross in approximately 50 minutes and to London Liverpool Street in around 1 hour and 15 minutes. With excellent educational facilities and a rich local culture, Blinco Grove is an ideal place to enjoy the best of Cambridge's amenities.

3 1 2

Guide Price £585,000





PANELLED GLAZED ENTRANCE DOOR

with transom window above leading through into:

ENTRANCE HALLWAY

with inset footwell, moulded cornicing, corbels, stairs rising to first floor accommodation, electric storage heater, panelled doors leading through into respective rooms.

SITTING ROOM

moulded cornicing, picture rails, gas fireplace with tiled hearth and large wooden mantel surrounding, bay window made up of sash windows to front aspect.

DINING ROOM

with picture rails, gas fireplace with stone surround and hearth, wooden mantel, fitted shelving and cupboards in the recess of the chimney breast, panelled door accessing the understairs storage cupboard, panelled door leading through into:

KITCHEN/BREAKFAST ROOM

with former fireplace which is currently sealed, wooden mantel surround and fitted cupboards in recess of the chimney breast, electric storage heater, sash window to side aspect, panelled glazed door leading out onto side return and opening through to Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink, hot and cold mixer tap and drainer to side with tiled splashback, space for cooker, space for fridge/freezer, wall mounted gas fired Glowork combi boiler providing hot water and heating for the property, extractor fan, sash window to rear aspect, further panelled glazed door leading out onto:

UTILITY ROOM

with space and plumbing for washing machine and dryer, part vaulted ceiling, windows overlooking garden with panelled door leading through into:

WC ROOM

with low level w.c. with concealed hand flush.

ON THE FIRST FLOOR

LANDING

with loft access, electric storage heater, built-in wardrobe and panelled doors leading into respective rooms.

BEDROOM 1

with picture rails, former fireplace with cast iron surround and detailed wooden mantel, built-in wardrobes fitted in recess of the chimney breast, sash windows to front aspect.

BEDROOM 2

with picture rails, former fireplace with cast iron surround and detailed wooden mantel, sash window overlooking garden.

BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath tap, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, wall mounted mirror and wall mirrored cupboards, heated towel rail, tiled effect flooring, electric heater, window fitted with privacy glass out onto side aspect.

BEDROOM 3

with picture rails, radiator, former fireplace with cast iron surround and detailed wooden mantel, sash window overlooking garden.

OUTSIDE

To the front, the property is approached off Blinco Grove via a wrought iron gate leading to an enclosed front garden. There is a low level brick wall and the front garden is laid to gravel.

To the rear of the property is a garden principally laid to lawn with a paved patio area led directly off the rear part of the property. A tiled side return, timber storage shed to the rear as well as a rear access gate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £585,000

Tenure - Freehold

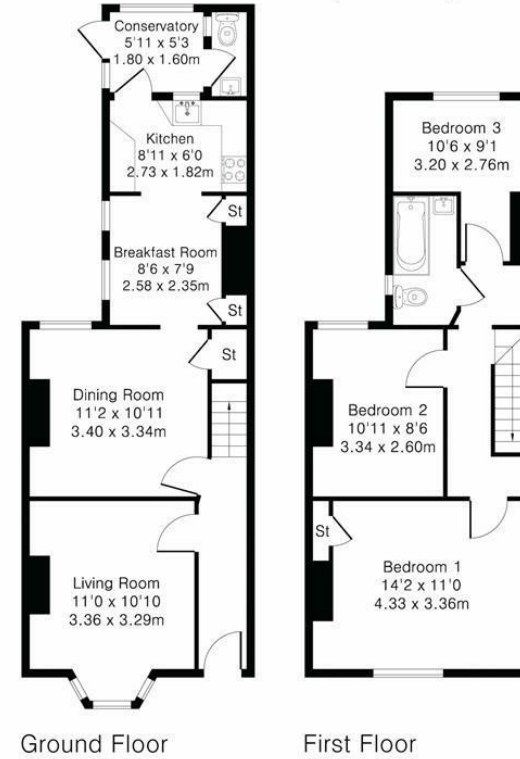
Council Tax Band - D

Local Authority - Cambridge City Council

Approximate Gross Internal Area 960 sq ft – 89 sq m

Ground Floor Area 510 sq ft – 47 sq m

First Floor Area 450 sq ft – 42 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.



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.

