



Belvoir Road, Cambridge, CB4 1JH

CHEFFINS

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Cambridge,
CB4 1JH

A substantial and extended 1930s semi-detached residence, offering well proportioned accommodation, arranged over three floors. The property stands comfortably within its own established gardens, benefiting from driveway and detached garage and a generous enclosed rear garden of approximately 90 ft in length. The property occupies a most desirable location within the De Freville district of the city, close to the University Boat Houses, River Cam and Midsummer Common, as well as a good range of local amenities, city centre road and rail links.

4 1 2

Guide Price £1,250,000





TIMBER PANELLED ENTRANCE DOOR

leaded, frosted and coloured glass pane with matching picture light above.

RECEPTION HALLWAY

moulded cornicing, picture rail, staircase rising to the first floor with return landing, natural timber, handrail, newel post and spindles, storage cupboard with shelving, double panelled radiator, leaded frosted and coloured glass secondary double glazed window.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin with tiling to splashbacks, wall mounted Atag gas fired boiler providing domestic hot water and central heating system, frosted window to the side.

LIVING ROOM

tall ceilings, moulded cornicing, picture rail, fitted shelving to chimney breast recesses, feature fireplace with gas real flame effect fire, tiled hearth and slips, Agglomerate marble mantel and surround, double panelled radiators, double glazed bay window to the front.

SITTING ROOM

tall ceilings, moulded cornicing, double panelled radiator, folding panelled doors separating from living room, double glazed doors and windows to the rear.

KITCHEN/DINING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with Corian working surfaces with one and a half bowl sink unit with mixer tap and grooved drainer, fitted Neff

double oven, Neff 4 ring gas hob and extractor hood, plumbing and space for dishwasher, space for fridge/freezer, tiling to splashbacks, double glazed window to the side and ceiling with inset downlighters. Dining Room with exposed timbers, wall lights, radiators, double glazed windows and doors to the rear.

UTILITY ROOM

feature vaulted ceiling, wash hand basin, rolltop working surfaces, tiling to splashbacks, storage cupboards and drawers, plumbing and space for automatic washing machine, space for freezer, radiator, panelled and double glazed doors leading out to side garden, double glazed window to the rear.

ON THE FIRST FLOOR**LANDING**

staircase rising to the second floor with natural timber handrail, newel post and spindles, leaded, frosted and coloured glass single glazed window to the side with secondary perspex glazing.

BEDROOM 1

tall ceilings, range of fitted bedroom furniture, picture rail, double panelled radiator, double glazed bay window to the front.

BEDROOM 2

fitted wardrobe and storage cupboard to chimney breast recess, picture rail, double panelled radiator, double glazed window to the rear.

BEDROOM 3

tall ceilings, picture rail, radiator, double glazed window to the side.

BATHROOM

with white two piece suite, panelled bath with mixer tap, separate shower unit above with glazed extending shower screen, tiling to surround, wash hand basin with mixer tap and storage cupboards below, airing cupboard housing insulated hot water tank and slatted shelving, radiator, tall ceilings, leaded, frosted and coloured glass secondary double glazed window to the front.

SEPARATE TOILET

with low level dual flush w.c., and frosted window to the side.

ON THE SECOND FLOOR**LANDING**

with double glazed window to the side.

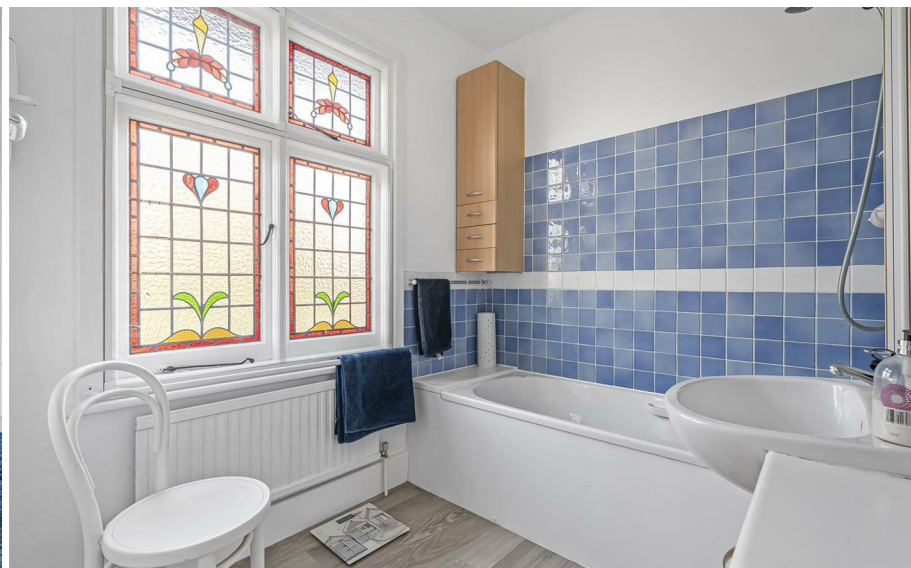
BEDROOM 4


with eaves storage cupboards, wardrobe cupboard, vanity sink unit with cupboards below, double panelled radiator and a double glazed window to the rear.

OUTSIDE

Front garden enclosed with fencing, wrought iron gated access, block paved driveway with further gravelled parking area. DETACHED GARAGE with corrugated roof, concrete section walls, roller door to the front, power and light connected.

Rear garden of good size with paved patio and terrace, steps leading to further garden principally laid to lawn, enclosed by fencing, mature trees and shrubs, timber shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,250,000
Tenure – Freehold
Council Tax Band – F
Local Authority – Cambridge City Council





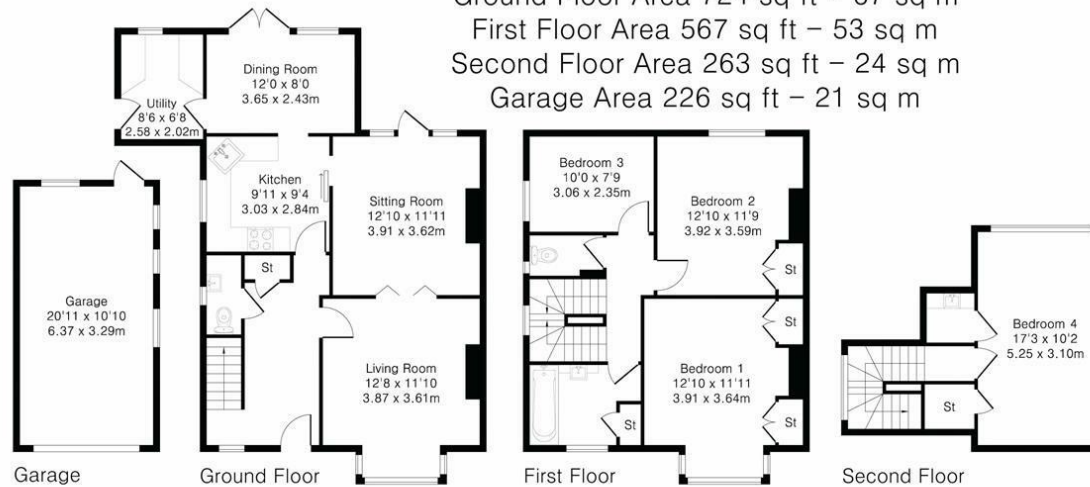
Approximate Gross Internal Area 1554 sq ft - 144 sq m

Ground Floor Area 724 sq ft – 67 sq m

First Floor Area 567 sq ft – 53 sq m

Second Floor Area 263 sq ft – 24 sq m

Garage Area 226 sq ft – 21 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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