



Lucerne Close, Cambridge, CB1 9SA

**CHEFFINS**



## Lucerne Close

Cambridge,  
CB1 9SA

A well proportioned semi-detached residence, in need of some sympathetic improvement and updating, offering off-road parking and no onward chain, all situated in this quiet residential development with an ease of access to ARM, Addenbrookes and major commuter links.

### LOCATION

Lucerne Close is located in the desirable area of Cherry Hinton, Cambridge, offering residents a peaceful setting with excellent access to local amenities. The nearby Cherry Hinton High Street provides a range of shops, supermarkets, cafes, and essential services, while larger retail options are available at the Cambridge Retail Park and Beehive Centre, just a short drive away. The area is well-served by reputable schools, making it ideal for families. Lucerne Close also benefits from proximity to Cherry Hinton Hall Park, perfect for outdoor activities and community events. For commuters, there are convenient transport links to Cambridge city centre, Addenbrooke's Hospital, and the Cambridge railway station, along with easy access to major roads such as the A14 and M11.



**Guide Price £325,000**







## PANELLED GLAZED ENTRANCE DOOR

leading into:

## ENTRANCE PORCH

with stone tile flooring, radiator, storage cupboard, double glazed windows fitted with privacy glass to side aspect, panelled glazed door leading through into:

## ENTRANCE HALL

with inset footwell, coved ceiling, radiator, lighting, sliding door and opening through to:

## KITCHEN

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side with tiled splashbacks, space for cooker with tiled splashback, concealed extractor hood above, space and plumbing for washing machine, space for fridge/freezer, wall mounted Vaillant gas fired combi boiler providing hot water and heating for the property, coved ceiling, downlighters, double glazed window to front aspect.

## OPEN PLAN LIVING/DINING ROOM

with coved ceiling, radiator, stairs rising to first floor accommodation, double glazed sliding door out onto:

## GARDEN ROOM

with tiled flooring, radiator, pitched roof, double glazed windows and set of double glazed French doors out onto garden.

## ON THE FIRST FLOOR

## LANDING

with loft hatch with drop down ladder, coved ceiling, panelled doors leading through into respective rooms.

## BEDROOM 1

with coved ceiling, fitted shelving and wardrobes, double panelled radiator, double glazed window overlooking garden.

## BEDROOM 2

with coved ceiling, airing cupboard with radiator, fitted timber shelving, radiator, double glazed window to front aspect.

## FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, radiator, wall mounted light with shaver point, coved ceiling, wood effect flooring, double glazed window fitted with privacy glass out onto side aspect.

## OUTSIDE

To the front of the property which is accessed off Lucerne Close via a dropped kerb leading onto a block paved driveway with enough parking for two vehicles, small bed laid to gravel at the front of the house as well as an outside tap.

To the rear of the property is a private garden principally paved with handful of raised and enclosed beds, timber decking led directly off the conservatory and a fish pond, further patio area in the corner of the garden, side timber access gate leading round to the front of the property. Garden shed.



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

Guide Price £325,000

Tenure – Freehold

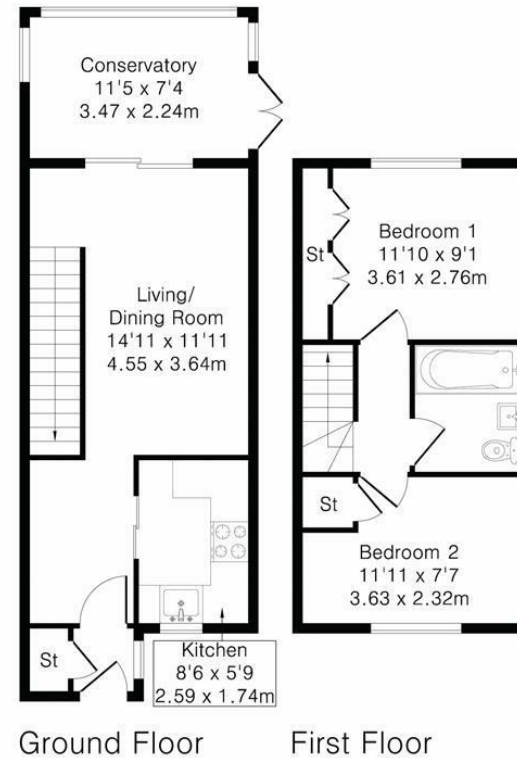
Council Tax Band – C

Local Authority – Cambridge City Council

**Approximate Gross Internal Area 648 sq ft - 60 sq m**

Ground Floor Area 378 sq ft – 35 sq m

First Floor Area 270 sq ft – 25 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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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.

