



Perne Road, Cambridge, CB1 3NX

CHEFFINS

Perne Road

Cambridge,
CB1 3NX

- Three double bedrooms
- Underfloor Heating
- Close to Railway Station & Addenbrookes
- Off-Road Parking

A newly built three-bedroom detached home featuring off-road parking and a private garden, ideally situated with excellent access to Addenbrookes Hospital, Cambridge Train Station, and the city center.

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Guide Price £625,000





LOCATION

The Property

The entrance hall to this property is exceptionally spacious, highlighted by a beautiful bay window that fills the area with natural light. A luxurious downstairs cloakroom includes a shower, fully tiled walls, a towel rail, vanity unit, and mirror for convenience.

The open-plan kitchen and living area is bright and welcoming, with bi-fold doors that open to the patio, creating an open, airy atmosphere. The contemporary kitchen is equipped with stone worktops and integrated appliances, including a washing machine, dishwasher, oven, microwave, and induction hob. This property offers high-end features throughout, including underfloor heating, stone worktops, oak internal doors, flooring, an intruder alarm, and security cameras for added security.

Upstairs, you'll pass a striking feature archway window before reaching the bright, airy landing. Off the landing are three generously sized double bedrooms, two of which include

wardrobes. The main bathroom features a bath with an overhead shower and a vanity unit under the basin.

Outside, the low-maintenance garden includes a patio area and is accessible via a side passage. There is a bin store at the front and off-road parking. The front of the property is beautifully finished with a picket fence.

Location

Cambridge is a historic city in the east of England, renowned for its prestigious university, stunning architecture, and vibrant cultural scene. Known for its picturesque streets, scenic riverside, and rich academic history, Cambridge offers a blend of tradition and innovation. The city is home to world-class museums, beautiful green spaces, and a thriving community, making it a hub for education, research, and tourism.

This property is ideally situated just a

short walk from a grocery store, with excellent access to Addenbrookes (1.6 miles), Mill Road (1 mile), and the railway station (1.6 miles). Additionally, a large Sainsbury's for weekly shopping is only 0.6 miles away on Coldhams Lane.







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

Guide Price £625,000

Tenure - Freehold

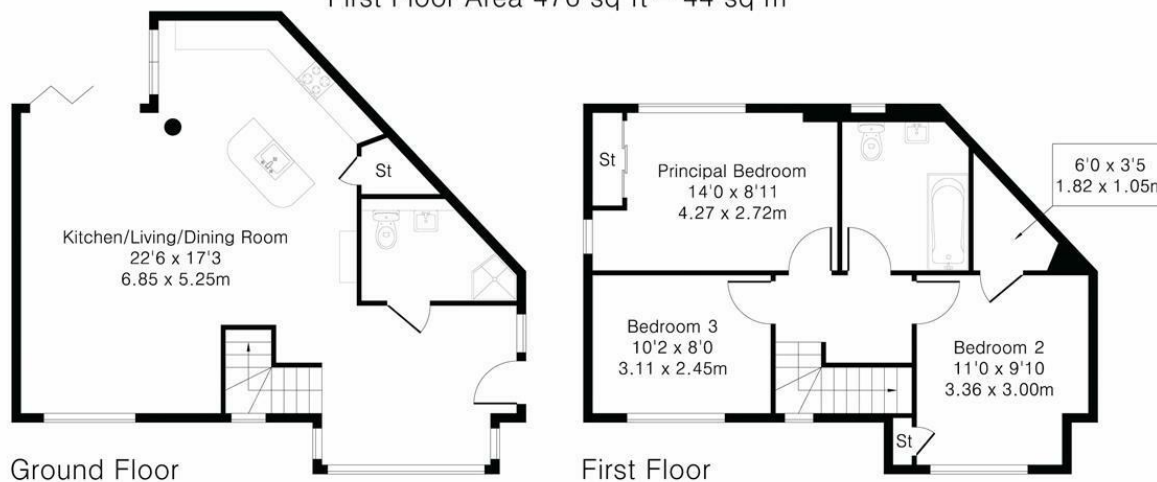
Council Tax Band -

Local Authority -

Approximate Gross Internal Area 1001 sq ft - 93 sq m

Ground Floor Area 525 sq ft - 49 sq m

First Floor Area 476 sq ft - 44 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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.

