



Milton Road, Cambridge, CB4 1UY

CHEFFINS

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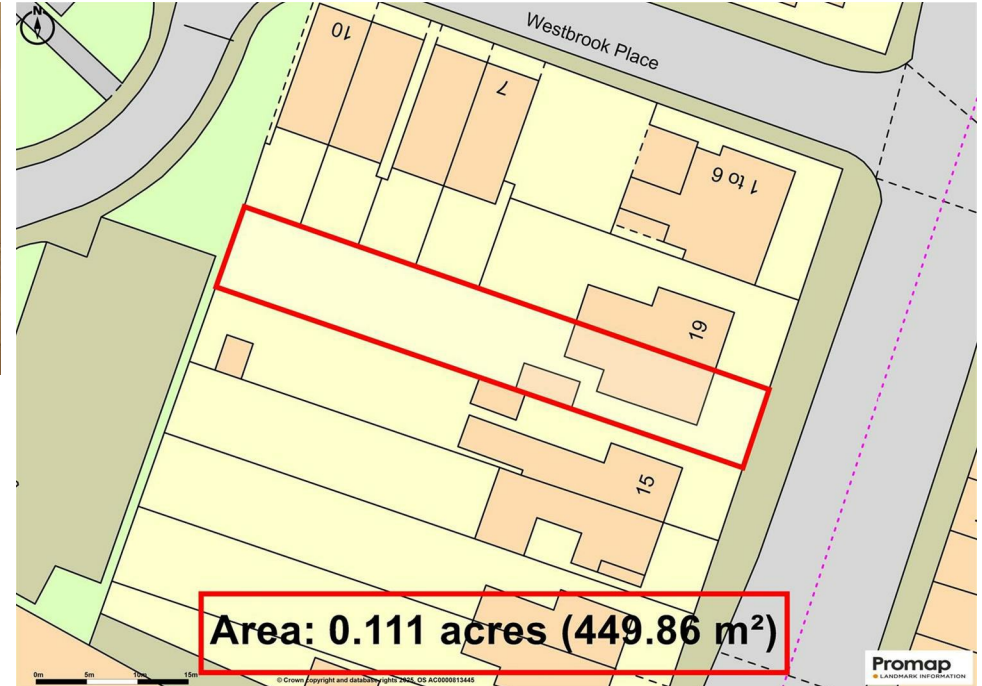
- Edwardian semi detached residence
- Potential for extension (STPP)
- Generous and established garden extending to approximately 125 ft.
- Driveway parking
- Easy access to surrounding amenities
- 0.11 acre plot

An attractive, bay-fronted, semi-detached Edwardian residence situated in a highly sought after prime residential location offering easy access to the surrounding amenities, as well as Jesus Green and the city centre. Accommodation features a wealth of period features including feature fireplaces and exposed floorboards, boasting flexible living over two floors extending to approximately 1,282 sq.ft. Furthermore, the property enjoys the benefit of a generous plot of 0.11 acres, driveway parking and a brick built outbuilding with a garage door situated in the garden.

5 3 2

Guide Price £850,000





The site occupies an eagerly sought-after position with a rare opportunity to acquire a plot, extending to 0.11 acres offering significant potential for expansion (STPP) and potential redevelopment (STPP).

ENTRANCE HALLWAY

with entrance door, exposed wooden floorboards, stairs to first floor, understairs storage cupboard and doors to:

LIVING ROOM

with double glazed bay window to the front aspect, exposed wooden floorboards, radiator, slate fireplace with tiled hearth.

FAMILY ROOM/BEDROOM 5

with double glazed window to side aspect, feature fireplace, radiator, exposed wooden floorboards, doors to:

WET ROOM

with vaulted ceiling, Velux window, suite comprising wet room style shower area, low level w.c with eco flush, bidet, pedestal wash hand basin, radiator, tiled walls and double glazed window to rear aspect.

KITCHEN/DINING ROOM

with window to rear aspect, range of base units with worktops over, inset sink and chrome mixer tap over, inset 4 ring gas hob with chimney style extractor hood over, space for appliances include American

fridge/freezer, dishwasher, tumble dryer and washing machine, radiator, integrated appliances include chest double oven, door and window overlooking side access, door to:

SHOWER ROOM

with window to rear aspect, low level w.c., with Ecoflush, wall mounted wash hand basin, panelled walls, radiator, tiled floor.

ON THE FIRST FLOOR

LANDING

with loft access via hatch, Antique pine fitted cupboard, exposed wooden floorboards, doors to:

BEDROOM 1

double glazed bay window to front aspect, feature fireplace with tiled hearth, radiator and exposed wooden floorboards.

BEDROOM 2

double glazed window to rear aspect, feature fireplace, radiator, exposed wooden floorboards, fitted wardrobe.

BEDROOM 3

double glazed window to rear aspect, feature fireplace, radiator and fitted wardrobes.

BEDROOM 4/STUDY

double glazed window to front aspect, fitted wardrobe, radiator, exposed wooden floorboards.

FAMILY BATHROOM

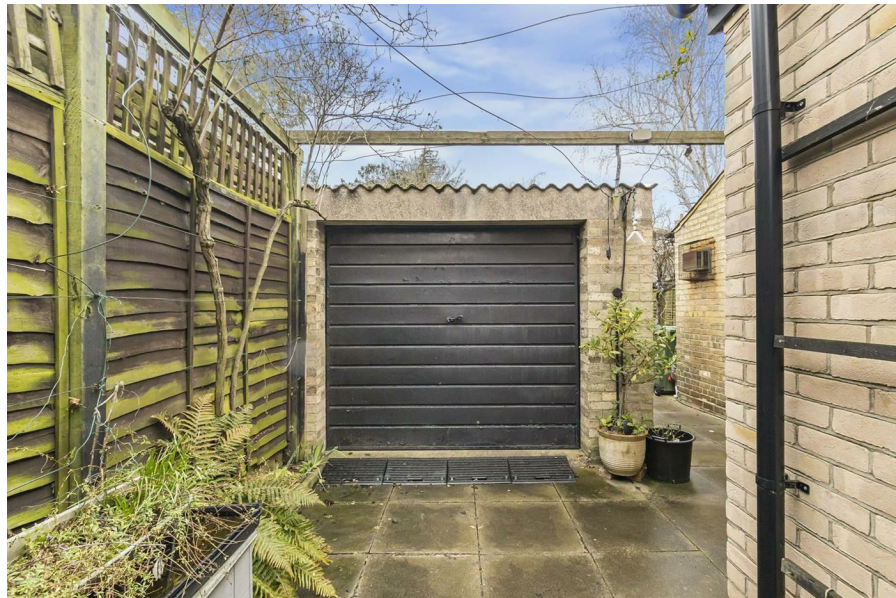
double glazed window to side aspect, suite comprising panelled bath, low level w.c. with Ecoflush, pedestal wash hand basin, part tiled walls, exposed floorboards.

OUTSIDE

To the front of the property offers driveway parking for two cars and a pathway to the entrance door with a mature tree and feature flower bed.

To the rear the substantial approximately 125 ft rear garden is mostly laid to lawn with a large patio area, a selection of mature trees, feature flower beds, shrubs, outbuilding/garage, external lights, gated side access and an additional patio seating area with a pond situated to the rear of the garden.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		55
(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 £850,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge

Approximate Gross Internal Area 1282 sq ft - 119 sq m

Ground Floor Area 702 sq ft - 65 sq m

First Floor Area 580 sq ft - 54 sq m

Garage Area 168 sq ft - 16 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.

