



Newmarket Road, Cambridge, CB5 8JE





## Newmarket Road

Cambridge,  
CB5 8JE

A charming mid-terraced Victorian residence, boasting beautifully presented and generously proportioned accommodation. Ideally situated in a prime position on this highly convenient central city street, the property offers effortless access to a wealth of local amenities and major commuter links.

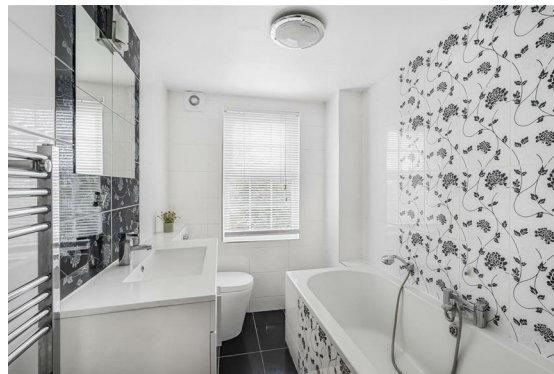
### LOCATION

Newmarket Road, Cambridge, is a vibrant and well-connected area offering a wealth of amenities and excellent transport links. Positioned to the east of the city centre, it provides convenient access to major retail outlets, including the Cambridge Retail Park and Grafton Centre, both featuring an array of shops, supermarkets, restaurants, and leisure facilities. The area is also well-served by frequent bus routes, providing easy access to the city centre, Cambridge North Station, and Addenbrooke's Hospital. Nearby green spaces such as Stourbridge Common and the River Cam offer scenic walking and cycling routes, while local schools, gyms, and healthcare facilities enhance the area's appeal.

2 1 2

Guide Price £375,000





## PANNELLED ENTRANCE DOOR

With picture light above, leading through into:

## LIVING ROOM

A bright and spacious open-plan living area, featuring stylish wood laminate flooring, double radiators, and elegant triple-glazed sash-style windows overlooking front aspect.

## DINING ROOM

The well-proportioned dining room enjoys views of the rear garden through triple-glazed sash windows. Additional features include wood laminate flooring, recessed spotlights, and double radiators, creating a comfortable and inviting space. There are also stairs rising to first floor accommodation.

## KITCHEN

A beautifully designed galley-style kitchen, enhanced by high ceilings and a range of matching wall and base units. Integrated appliances include a butler sink, fitted dishwasher, fridge/freezer, and a gas hob.

## FIRST FLOOR

## LANDING

With doors leading to respective rooms starting with:

## BEDROOM ONE

A spacious and well-lit double bedroom, complete with wood laminate flooring, double radiators, and triple-glazed windows overlooking the front. The room offers ample space for additional furnishings.

## BEDROOM TWO

A comfortable double bedroom, featuring wood laminate flooring, a single radiator, and triple-glazed windows with views over the rear garden.

## BATHROOM

A stylish and contemporary three-piece suite, featuring tiled splashbacks, a panelled bathtub with a shower mixer tap, a floating porcelain sink, and a low-level WC. A triple-glazed rear-facing window allows natural light to brighten the space.

## OUTSIDE

The enclosed rear garden, bordered by timber fencing, offers a low-maintenance outdoor space. A covered decking area beneath a pergola provides sheltered bike storage, while the remainder of the garden features a combination of patio, planted borders, and a partially laid-to-lawn section. Gated rear access leads to an allocated parking space for residents and visitors.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>91</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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £375,000

Tenure - Freehold

Council Tax Band - B

Local Authority - Cambridge



Approximate Gross Internal Area 763 sq ft - 70 sq m

Ground Floor Area 403 sq ft - 37 sq m

First Floor Area 360 sq ft - 33 sq m



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.

