



Bourne Road, Cambridge, CB4 1UF

CHEFFINS

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CB4 1UF

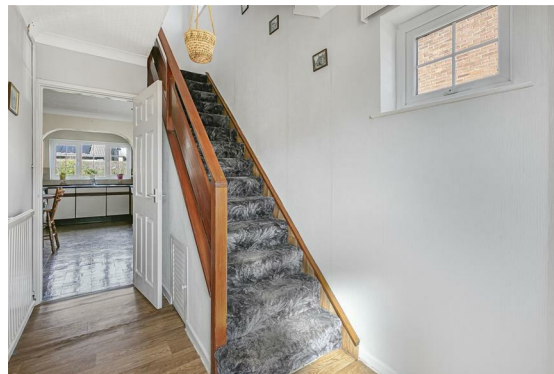
- Established Semi-Detached Residence
- Three Bedrooms
- Kitchen/Breakfast Room
- Detached Garage With Power & Lighting
- Private Rear Garden
- Off Road Parking
- Traffic Free Position
- Chain Free

A well-proportioned and cleverly extended semi-detached residence, in need of sympathetic improvement and updating, benefitting from a private rear garden and being excellently positioned to access a wealth of local amenities, River Cam, Chisholm Trail, Cambridge North and major commuter links. The property is offered with no onward chain.

3 1 3

Guide Price £525,000





LOCATION

Bourne Road in Cambridge, located in the CB4 area on the north side of the city, is a well-connected and convenient residential location that offers a balance of suburban tranquility and easy access to key amenities. Situated within close reach of the Cambridge Science Park and Cambridge Business Park, it is particularly appealing to professionals working in the city's thriving technology and research sectors. The area benefits from a range of local conveniences, including nearby supermarkets such as Tesco and Aldi, as well as independent shops, cafés, and restaurants. Families will appreciate the proximity to well-regarded schools, including Mayfield Primary School and Chesterton Community College, while the nearby Jesus Green and Milton Country Park provide excellent green spaces for outdoor activities and relaxation. Bourne Road boasts excellent transport links, making travel around the city and beyond highly convenient. The A14 and M11 are easily accessible, offering direct routes to London, the Midlands, and East Anglia. Cambridge North railway station is just a short distance away, providing fast and frequent rail connections to London King's Cross, Ely, and Norwich. Additionally, regular bus services and well-developed cycling routes make it easy to reach the city centre, the university areas, and surrounding villages. With its strong transport links, excellent amenities, and proximity to key employment hubs, Bourne Road is an attractive location for families, professionals, and commuters alike.

PANELLED GLAZED ENTRANCE DOOR

fitted with privacy glass leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, understairs storage cupboard, wood effect flooring, coved ceiling, radiator, corner storage cupboard, double glazed window to side aspect and panelled doors leading to respective rooms.

SITTING ROOM

with coved ceiling, double panelled radiator, electric fireplace with stone surround, wall mounted uplighting, double glazed window to front aspect, opening through into:

DINING ROOM

with coved ceiling, radiator, access to double glazed sliding doors leading out onto garden, panelled door leading through into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 4 ring electric hob with tiled splashback, extractor hood above, integrated oven and microwave above, space for low level fridge and freezer, space and plumbing for washer/dryer, parquet flooring, breakfast bar, coved ceiling, further understairs storage cupboard housing wall mounted Ideal gas fired boiler providing hot water and heating

for the property, inset LED downlighters, double glazed windows to both side and rear aspect, panelled glazed door fitted with privacy glass out onto side aspect.

ON THE FIRST FLOOR

LANDING

with loft access, coved ceiling, inset LED downlighters, storage cupboard with slatted timber double doors housing hot water cylinder and fitted timber shelving, double glazed window to side aspect with doors leading to respective rooms.

BEDROOM 1

with coved ceiling, radiator, double glazed window overlooking garden.

BEDROOM 2

with exposed timber flooring, coved ceiling, radiator, double glazed window to front aspect.

BEDROOM 3

with overstairs storage cupboard fitted with railings and shelving, coved ceiling, radiator, double glazed window to front aspect.

FAMILY BATHROOM

comprising a four piece suite with panelled bath with hot and cold mixer bath tap, corner shower cubicle with wall mounted shower head and accessed via a glazed sliding doors, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, decorative tiled surround, shaver point,

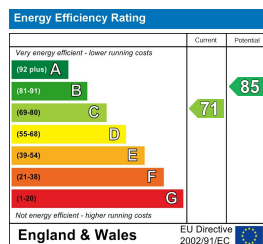
wall mounted mirror, wall mounted light with further shaver point, tile effect flooring, radiator, coved ceiling, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

To the front the property is approached off Bourne Road via a dropped kerb leading to a paved driveway which extends to the garage down the side, the remainder of the front garden is laid to gravel.

To the rear of the property is an extremely private garden principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to relax and entertain. Concrete paved pathway leading to the rear part of the garden with further well stocked bedding and shrubbery, the entire garden is enclosed by mature shrubs. Large DETACHED CONCRETE GARAGE with up and over door, fitted with power and lighting and an adjoining storage shed off the back.





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Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge

Approximate Gross Internal Area 1084 sq ft - 100 sq m

Ground Floor Area 575 sq ft - 53 sq m

First Floor Area 509 sq ft - 47 sq m

Garage Area 182 sq ft - 17 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 practice. 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.

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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.



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