



Inglewood, 34, Grantchester Street, Cambridge, CB3 9HY

**CHEFFINS**



## Grantchester Street

Cambridge,  
CB3 9HY

Inglewood is a fine example of a two-storey, bay-fronted Edwardian residence offering well-proportioned and beautifully presented accommodation with enclosed gardens. In a prestigious location in the heart of the desirable Newnham Village district of the city, well regarded for a good range of amenities, schooling and in close proximity to both the city and the countryside. It is a short walk through local parks to the historic city centre of Cambridge and also to the railway station. The Paradise Nature Reserve, Grantchester Meadows and the Botanical Gardens are only a few streets away.

3 2 2

Guide Price £975,000







## **TIMBER PANELLED ENTRANCE DOOR**

with leaded and coloured glass fanlight above leading into:

## **PORCH**

with moulded corncicing, picture rail, dado rail, half glass panelled door through to:

## **RECEPTION HALL**

staircase rising to the first floor with painted handrail, newel post and spindles, storage cupboard below, moulded corncicing, picture rail, dado rail, moulded archway, radiator with coat rail above.

## **CLOAKS/SHOWER ROOM**

fitted with white suite comprising tiled shower cubicle, wall mounted shower controls with glazed sliding door, wall hung wash hand basin with mixer tap, low level dual flush w.c., tiled walls and floor, electric underfloor heating, extractor fan.

## **LIVING ROOM**

Victorian cast iron fireplace with tiled hearth and slips, fitted adjustable shelving to chimney breast recesses, moulded corncicing, picture rail, bay sash window to the front, a pair of folding doors.

## **FAMILY ROOM**

Victorian cast iron fireplace with tiled hearth and slips, fitted adjustable bookshelving to chimney breast recess, twin panelled and double glazed doors leading out to the garden.

## **KITCHEN/DINING ROOM**

fitted with a generous range of maple units and drawers

to base and eye level with granite working surfaces with matching upstands and undermount one and a half bowl sink unit with mixer tap and reverse osmosis drinking water purification system and water softener under, fitted pyrolytic Neff fan oven, fitted Hotpoint microwave, 4 ring induction hob and brushed stainless and glass extractor hood above. Fitted and concealed fridge/freezer, fitted and concealed dishwasher and cupboard with provision and fitted Hotpoint washer/dryer, tiled floor with electric underfloor heating, cupboard concealing Viessmann Vitodens 100 combi boiler providing domestic hot water and central heating, double panelled radiator, double glazed sash windows to the side, panelled and double glazed doors leading out to the side and double glazed sash windows to the rear.

## **ON THE FIRST FLOOR**

## **LANDING**

with double storage cupboard with hanging rail, dado rail, radiator.

## **BEDROOM 1**

original cast iron fireplace, fitted adjustable shelving to chimney breast recesses, picture rail, double panelled radiators, bay sash window to the front and sash window to the front.

## **BEDROOM 2**

original cast iron fireplace, fitted cupboard to chimney breast recess, fitted adjustable shelving to chimney breast recess, double panelled radiator, sash window to the rear, access to:

## **LOFT STORAGE ROOM**

via timber loft ladder, fitted adjustable bookshelves, range of fitted storage cupboards with shelving and hanging rail, access to eaves storage, double panelled radiator, double glazed Velux windows to the front and rear.

## **BEDROOM 3**

cast iron fireplace, fitted cupboard to chimney breast recess, picture rail, radiator, sash window to the rear.

## **BATHROOM**

fitted with three piece suite comprising rolltop bath on ball and claw feet with mixer/shower tap, low level w.c., wash hand basin with mixer tap, part tiled walls, dado rail, shaver point, tiled floor, electric underfloor heating, heated towel rail/radiator, frosted sash window to the side, picture rail, extractor fan.

## **OUTSIDE**

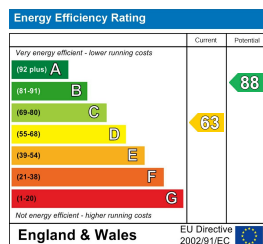
Front garden with dwarf brick wall and metal railings, part paved with flowering and shrub borders, mature cherry and olive trees, secluded area with timber bench, gated access with pathway leading to front door.

Rear garden about 39'0" x 15'6", gated access to the rear, principally laid to lawn with well-stocked flowering, shrub borders and fig, rowan and olive trees, gravelled pathway and paved side garden. Small shed, external socket and outside light.

## **AGENTS NOTE**

The property is being sold with vacant possession and Virgin Media is available at the property.





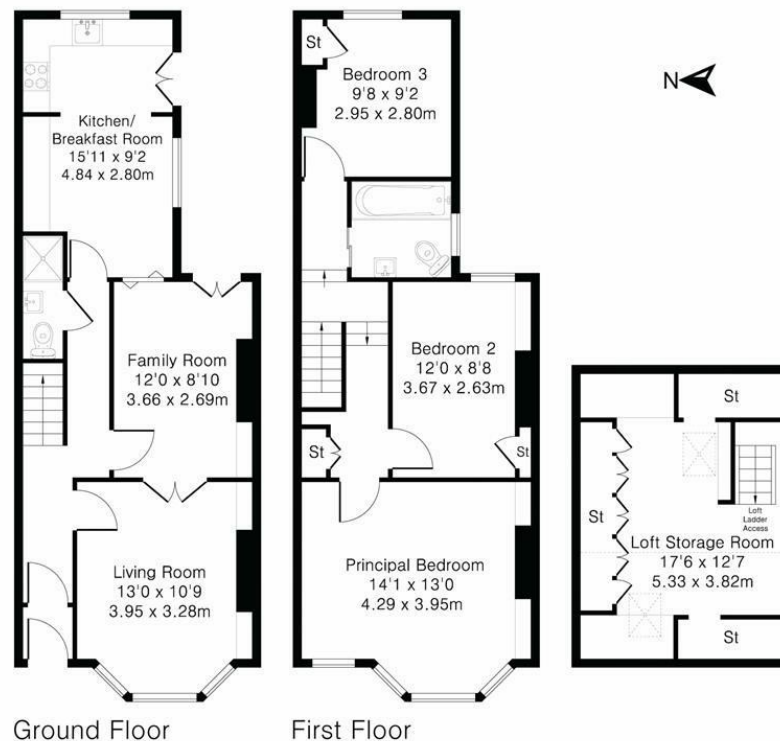
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Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council

Ground Floor Area 487 sq ft – 45 sq m  
First Floor Area 487 sq ft – 45 sq m  
Loft Storage Room Area 219 sq ft – 20 sq m  
(with restricted head height)



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](http://cheffins.co.uk)

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