



Blinco Grove, Cambridge, CB1 7TP

CHEFFINS

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Cambridge,
CB1 7TP

Beautifully presented and recently updated bay fronted Victorian terraced home of significant charm and character forming part of this favoured location on the southern side with small front garden, enclosed rear gardens with detached studio.



Guide Price £600,000





SIX PANELLED TIMBER ENTRANCE DOOR

with leaded and coloured glass fanlight above leading into:

ENTRANCE HALLWAY

moulded cornicing, inset downlighters, decorative moulded archway, staircase rising to the first floor and double panelled radiator.

LIVING/DINING ROOM

moulded cornicing, feature cast iron fireplace with wooden mantel and surround and slate hearth, double panelled radiators, fitted cupboard to chimney breast recess, access to understairs storage cupboard, double panelled radiators, bay sash window to the front and sash window to the rear.

KITCHEN

fitted with a generous range of storage cupboards and drawers to base and eye level with granite working surfaces with matching upstands, undermount one and a half bowl sink unit with mixer tap, fitted electric oven, 4 ring hob with extractor fan above, fitted and concealed fridge/freezer, fitted and concealed automatic washing machine as well as fitted and concealed dishwasher, ceiling with inset downlighters, tiled floor, double panelled radiator, panelled and glazed door and window to the side and a double glazed door leading out to the rear garden.

ON THE FIRST FLOOR

LANDING

with radiator, ceiling with inset downlighters, access to loft space and storage cupboard.

BEDROOM 1

fitted wardrobe cupboard to chimney breast recess, double panelled radiator and a pair of sash windows to the front.

BEDROOM 2

fitted double wardrobe cupboard, double panelled radiator, sash window to the rear.

BATHROOM

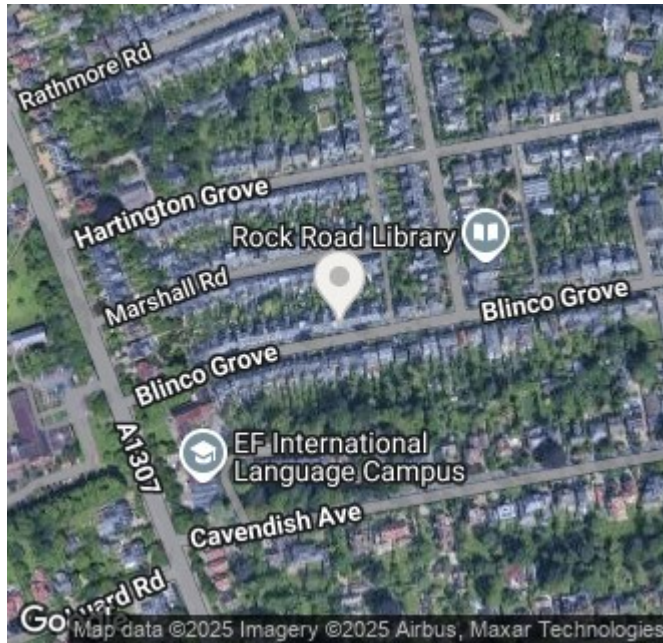
fitted with white four piece suite comprising freestanding bath with wall mounted mixer, wash hand basin with mixer tap and storage cupboard below, large tiled shower cubicle and low level dual flush w.c., ceiling with inset downlighters, cupboard housing Baxi gas fired combination boiler and slatted shelving, tiled floor, heated towel rail/radiator, sash window to the rear.

OUTSIDE

Front garden with dwarf brick wall, pathway to front door and gravelled beds.

Rear garden with gated access to the rear, gravelled pathway, tiled patio area, lawned area and a DETACHED STUDIO with power and light, double glazed windows.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £600,000

Tenure - Freehold

Council Tax Band - D

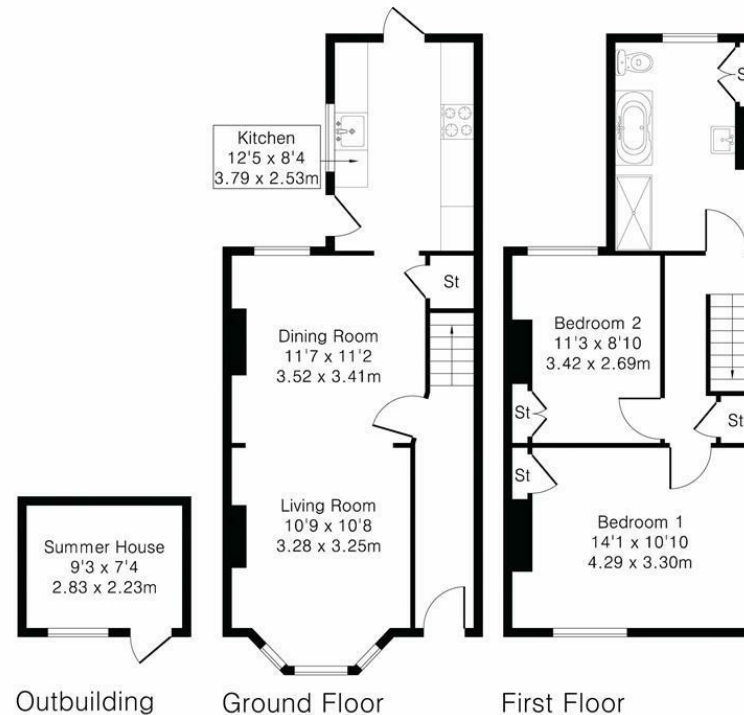
Local Authority - Cambridge

Approximate Gross Internal Area 934 sq ft - 87 sq m

Ground Floor Area 440 sq ft - 41 sq m

First Floor Area 426 sq ft - 40 sq m

Outbuilding Area 68 sq ft - 6 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.

