



Owlstone Road, Cambridge, CB3 9JH

CHEFFINS

Owlstone Road

Cambridge,
CB3 9JH

A unique and rather special opportunity to acquire a bay-fronted, semi-detached Edwardian house, providing exceptionally versatile and well-proportioned accommodation set over three storeys and offering great potential for sympathetic updating and alteration, together with an enclosed, mature rear garden.

4 1 3

Guide Price £1,100,000





LOCATION

The property occupies an outstanding position within this most desirable and highly sought-after road, within Newnham Village and within easy walking distance of a local supermarket, butcher/delicatessen, grocers and inn/restaurant. Newnham is so conveniently located just 1 mile to the west of the city and is so well placed for access to major routes including the M11 motorway access point at Junction (12).

PANELLED FRONT ENTRANCE DOOR

with semi-circular glazed panel above, moulded cornices and high ceiling, picture rail, and part glazed door leading to:

ENTRANCE HALL

with radiator, matwell, moulded cornices and decorative arch, staircase leading up to first floor and a built-in storage cupboard downstairs and door to:

CLOAKROOM

with low level w.c. and small wash hand basin, wall mirror, electric shaver socket and fitted shelf.

FRONT LIVING ROOM

with large feature bay window to front aspect with four sealed unit double glazed sliding sash windows, fireplace with fitted gas fire, tiled hearth, recess to side with fitted shelving, moulded cornices and picture rail.

DINING ROOM

with fireplace (currently sealed), tiled hearth, picture rail, double radiator, natural wooden floorboards and feature part glazed doors with attractive stained glass panels leading to paved courtyard area and gardens.

KITCHEN

with stainless steel sink unit with cupboards and drawers below, fitted base units comprising worktops with cupboards and drawers below, range of wall storage cupboards, upright shelved storage cupboard, part tiled walls, glazed windows to side aspect, fitted breakfast bar and sealed unit double glazed window and door leading to side courtyard and garden and folding wooden doors leading to:

FAMILY ROOM

with double radiator and sliding double glazed full height patio doors leading to the rear garden and patio area.

ON THE FIRST FLOOR

LANDING

with radiator, fitted wardrobe/storage cupboard, door to high level storage cupboard.

BEDROOM 1

with large feature bay window with four sealed unit double glazed sliding sash windows and further sliding sealed unit double glazed sash window to side, central fireplace with decorative surround and mantel, fitted gas fire, built-in wardrobe with storage cupboard above, picture rail.

BEDROOM 2

with double radiator, fireplace (currently sealed) with wooden mantel over, recess to side with fitted shelves and sliding sash windows to rear aspect.

BEDROOM 3

with door to its own inner landing with wash hand basin, trap door to roof space and opening to bedroom comprising double radiator, sliding sash windows to rear aspect with a delightful view of the rear garden and mature trees around.

BATHROOM

bath with separate wall mounted shower unit above, ceramic tiled walls around, vanity style unit with inset wash hand basin, low level w.c., radiator, window to side aspect with frosted glass, built-in airing cupboard housing hot water cylinder and wall mounted gas boiler.

ON THE SECOND FLOOR

SMALL LANDING

reached via staircase from the main landing on the first floor with glazed window to rear aspect and door to:

BEDROOM 4

A generous room with double glazed Velux window to front aspect and large window to rear aspect which have a partial view of the rear garden and mature trees and other properties around. Also a large built-in eaves storage cupboard to the front of the property and also a large built-in shelved wardrobe and storage cupboard to side.

OUTSIDE

To the front of the property there is a small walled garden with various shrubs and a tiled pathway which leads to the front entrance door and to the side of the property there is a shared pathway with a neighbouring property which leads to a side gate and into the rear gardens.

To the side of the property there is a generous paved courtyard style area which is partly covered and as previously mentioned has a gate leading to side passageway. The generous enclosed rear garden enjoys a high degree of privacy and seclusion and is laid to lawn with a great variety of mature shrubs, bushes and trees around and there is a paved patio area immediately adjacent to the property itself.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	62
EU Directive 2002/91/EC		

Guide Price £1,100,000

Tenure - Freehold

Council Tax Band - F

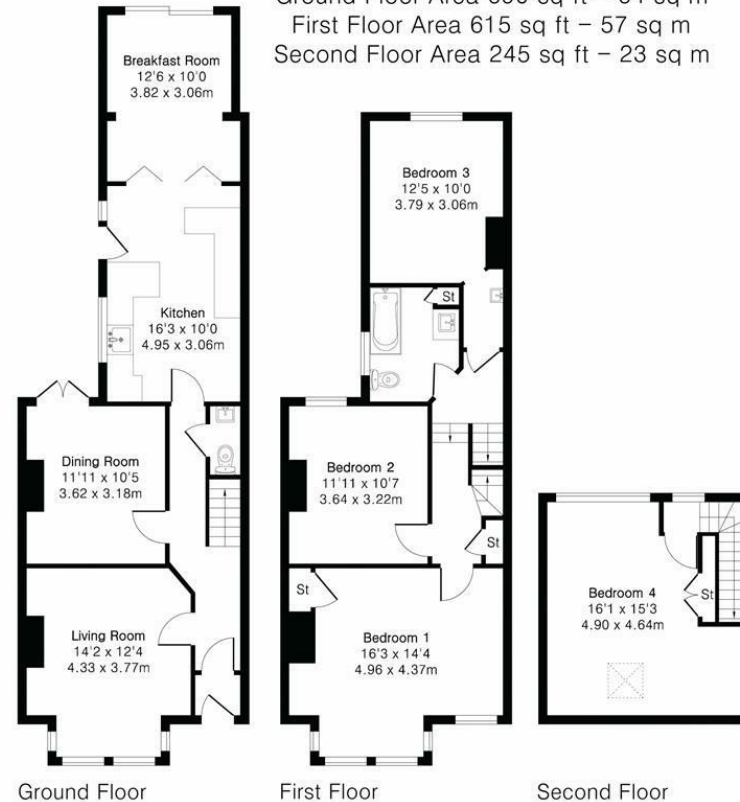
Local Authority - Cambridge

Approximate Gross Internal Area 1550 sq ft - 144 sq m

Ground Floor Area 690 sq ft - 64 sq m

First Floor Area 615 sq ft - 57 sq m

Second Floor Area 245 sq ft - 23 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.

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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.