



Janes Court, Cambridge, CB1 3JJ

CHEFFINS

Janes Court

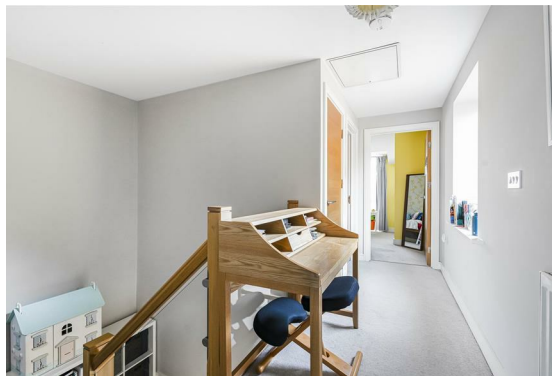
Cambridge,
CB1 3JJ

A rare opportunity to purchase this modern, three storey townhouse with beautifully presented and well proportioned accommodation arranged over three floors including four double bedrooms, front garden, driveway, useful bicycle / bin store, enclosed landscaped rear gardens as well as impressive first floor terrace. The property is located in this desirable and convenient setting just off Mill Road so well placed for a good range of local amenities as well as ease of access to city centre and railway station.

4 2 2

Guide Price £750,000





LOCATION

Janes Court in Cambridge offers a superb blend of convenience and comfort, ideally located just minutes from the city centre. Residents enjoy easy access to local shops, cafes, and green spaces, while excellent transport links—both by road and public transit—ensure smooth connectivity to the wider Cambridge area and beyond. Proximity to top-rated schools, the Science Park, and the University makes it especially attractive to professionals, academics, and families alike.

ENTRANCE DOOR

leading into:

ENTRANCE HALLWAY

radiator, timber staircase rising to the first floor with glazed balustrades and coats cupboard, wood flooring, radiator.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., pedestal wash hand basin with mixer tap, radiator, tiled floor, double glazed and frosted window.

KITCHEN/DINING ROOM

Kitchen is fitted with a generous range of storage cupboards to base and eye level with granite working surfaces with matching upstands, fitted electric double oven, 5 ring gas hob with extractor fan above, fitted and concealed dishwasher, fitted and concealed fridge/freezer, fitted and concealed automatic washing machine, tiled floor, radiator, double glazed windows to the front and side.

LIVING ROOM

radiator, wood flooring, double glazed doors and windows to the rear leading out to the garden.

ON THE FIRST FLOOR

LANDING

radiator, double glazed window to the side, double glazed door leading out to first floor terrace.

BEDROOM 3

radiator, double glazed window to the rear.

BATHROOM

fitted with white three piece suite comprising panelled bath with mixer tap, separate shower unit above, glazed shower screen, tiling to splashbacks, low level dual flush w.c., wash hand basin with mixer tap, extractor fan, ceiling with downlighters, tiled floor, heated towel rail, radiator.

BEDROOM 4

radiator, double glazed window to the front.

ON THE SECOND FLOOR

LANDING

with access to loft space, cupboard housing Vaillant gas fired boiler providing domestic hot water and central heating system, radiator, double glazed window to the side.

BEDROOM 2

radiator, double glazed window.

EN SUITE SHOWER ROOM

with walk-in shower with glazed sliding door, wall mounted wash hand basin with mixer tap, low level dual flush w.c., heated towel rail/radiator, part tiled walls, tiled floor, ceiling with inset downlighters, extractor fan.

BEDROOM 1

with fitted wardrobe cupboard, radiator, double glazed window. Jack and Jill door to Ensuite.

OUTSIDE

Front garden with chip bark shrub beds, block paved driveway to the side. Locked door leading to bin and bike store with access to rear garden.

Enclosed rear garden landscaped, shaped tiled area, raised beds, lawn and flowering and shrub beds. First floor terrace, timber decking with pergola above, outside lighting.





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	EU Directive 2002/91/EC	

Guide Price £750,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1307 sq ft - 121 sq m (Excluding Carport & Store)

Ground Floor Area 507 sq ft - 47 sq m

First Floor Area 400 sq ft - 37 sq m

Second Floor Area 400 sq ft - 37 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.

