



The Lynx, Cambridge, CB1 9GE

**CHEFFINS**

# The Lynx

Cambridge,  
CB1 9GE

An extremely well presented mid-terraced residence, offering well proportioned and flexible accommodation across two floors alongside a low maintenance rear garden, all situated in this highly sought after residential development, with close proximity to ARM, Addenbrookes and Cambridge Station. Offered with no onward chain.

## LOCATION

The Lynx is perfectly positioned within a quiet and well-maintained residential development located just off Cherry Hinton Road, on the sought-after south side of Cambridge. The area is known for its blend of suburban calm and excellent accessibility, making it a popular choice for families, professionals, and commuters alike. Residents benefit from a host of nearby amenities including a large Tesco Superstore, various local shops, cafés, and eateries, as well as easy access to Cherry Hinton Hall Park – a picturesque green space that plays host to the annual Cambridge Folk Festival. The property is ideally placed for access to several key employment hubs, including Addenbrooke's Hospital and the Cambridge Biomedical Campus, ARM's global headquarters, and Capital Park. Cambridge railway station is around 10 minutes by bike or a short bus journey, offering direct links to London King's Cross in under an hour. The area is well served by local schooling options and has excellent road links to the A14 and M11, making regional travel straightforward. The development itself is quiet, residential in nature, and benefits from communal green spaces and ample on-street parking, offering a strong sense of community within a well-connected Cambridge location.

2 1 2

Guide Price £400,000



**ENTRANCE HALL**

with door to:

**LIVING ROOM**

with stairs rising to first floor, window to front aspect and door to:

**KITCHEN**

kitchen area fitted with base and wall units, work tops, sink, double oven, gas hob with extractor hood above, fridge freezer, washing machine, tumble dryer and door to rear garden and window to rear aspect.

**STAIRS/LANDING**

with airing cupboard. The bedrooms and bathroom are accessed off the landing.

**BEDROOM 1**

with built in wardrobes with mirrored doors, store

cupboard and window to front aspect.

**BEDROOM 2**

with window to rear aspect.

**BATHROOM**

with shower over bath, WC, wash basin with mirror above and window to rear aspect.

**OUTSIDE****GARDENS**

open front garden principally laid to lawn with pathway to front door. Enclosed rear garden principally laid to lawn with patio and shrub borders.

**PARKING**

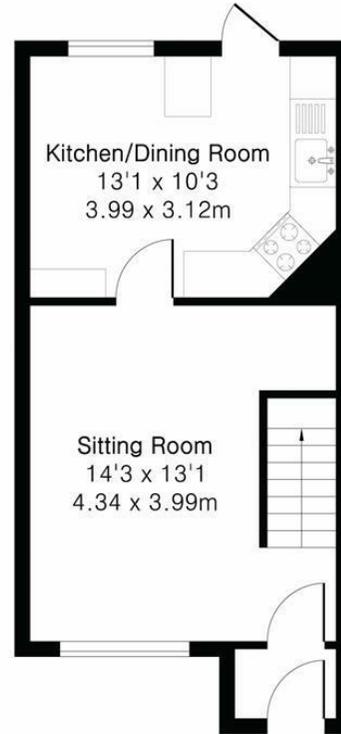
allocated parking for 1 car.



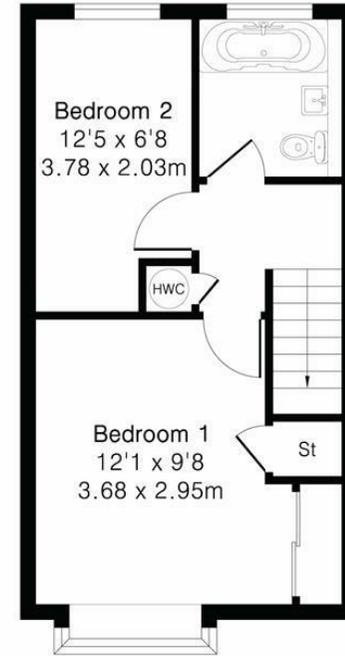
**Approximate Gross Internal Area 667 sq ft - 63 sq m**

Ground Floor Area 339 sq ft – 32 sq m

First Floor Area 328 sq ft – 31 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	89
(81-91) <b>B</b>	
(69-80) <b>C</b>	66
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £400,000

Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire



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.

