



Marlowe Road, Cambridge, CB3 9JW

**CHEFFINS**

## Marlowe Road

Cambridge,  
CB3 9JW

An exciting and unique opportunity to acquire a substantial, sympathetically improved and extended bay fronted Edwardian town house providing exceptionally versatile and cleverly designed accommodation set over three storeys together with an enclosed paved rear garden enjoying a high degree of privacy and seclusion.

5 2 3

**Guide Price £1,250,000**





## LOCATION

This rather special Edwardian residence occupies an outstanding and tranquil position in a no through road close to the heart of Newnham which is considered to be one of the most desirable districts within the city and enjoys a vast range of local amenities many of which are just a short walk away and include a local supermarket, butchers/delicatessen, inn/restaurant. Newnham is conveniently located just one mile to the west of the city centre and is so well placed for access to major routes including the M11 motorway and main line stations.

**PANELLED GLAZED ENTRANCE DOOR**

with stained glass windows with picture light above, leading into:

**ENTRANCE HALLWAY**

with wood effect flooring, coved ceiling, radiator, corbels, former door which has been blocked off to create a hidden coat cupboard, stairs rising to first floor accommodation and panelled door leading through into:

**OPEN PLAN KITCHEN/BREAKFAST ROOM**

comprising a collection of both wall and base mounted storage cupboards and drawers, Corian work surface with inset one and a quarter bowl sink with hot and cold mixer tap and drainer to side, Rangemaster range cooker with 5 ring gas hob, glazed splashback, extractor hood above, space and plumbing for dishwasher, space for fridge/freezer, further storage cabinets fitted over the other side of the kitchen as well as access to an understairs storage cupboard, inset LED downlighters, pendant lighting and opening through into Breakfast Area with coved ceiling, radiator, bay window to front aspect.

**DINING ROOM**

with semi-vaulted ceiling creating a light and airy atmosphere to the room, radiator, wall mounted lighting, panelled glazed double doors leading through into Sitting Room and panelled door leading into:

**UTILITY ROOM**

comprising a collection of base mounted storage cupboards with timber work surface with space and plumbing for washer/dryer, all mounted Veissmann gas fired combi boiler providing hot water and heating for the property, wood effect flooring, lighting, extractor fan, panelled door leading through into:

**GROUND FLOOR SHOWER ROOM**

comprising of a three piece suite with shower cubicle with dual wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wall mounted mirror cabinet and wood effect flooring.

**SITTING ROOM**

with vaulted ceiling, wood effect flooring, underfloor heating, skylight, full width set of bi-folding doors leading out onto garden.

**ON THE FIRST FLOOR****SPLIT-LEVEL LANDING**

with stairs rising to second floor accommodation, panelled doors leading into respective rooms.

**BEDROOM 1**

with built-in storage, radiator, bay window to front aspect, fitted shelving in recess of chimney breast.

**BEDROOM 2**

with radiator, window to rear aspect.

**BEDROOM 3**

with part coved ceiling, radiator, inset LED downlighters, double glazed sash window to rear aspect.

**FAMILY BATHROOM**

comprising of a three piece suite with combined shower and bath with dual wall mounted shower head, hot and cold mixer bath tap, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, shaver point, heated towel rail, extractor fan, window to side aspect fitted with privacy glass.

**ON THE SECOND FLOOR****BEDROOM 4**

with a wealth of storage space, overstairs storage cupboard, radiator, double glazed window out onto rear aspect.

**BEDROOM 5**

with storage cupboards, radiator, double glazed window out onto rear aspect.

**OUTSIDE**

To the front there is a small walled garden and pathway leading to front entrance door.

To the rear of the property is a private garden principally paved with a handful of mature shrubs and trees dotted around adding to the further sense of privacy. Raised bedded area and surrounding one of the trees, outside power fittings, also available is a hot tub. To the very rear is an accessed gates leading out onto the access passage for the residents along Marlowe Road.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 £1,250,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - Cambridge City Council

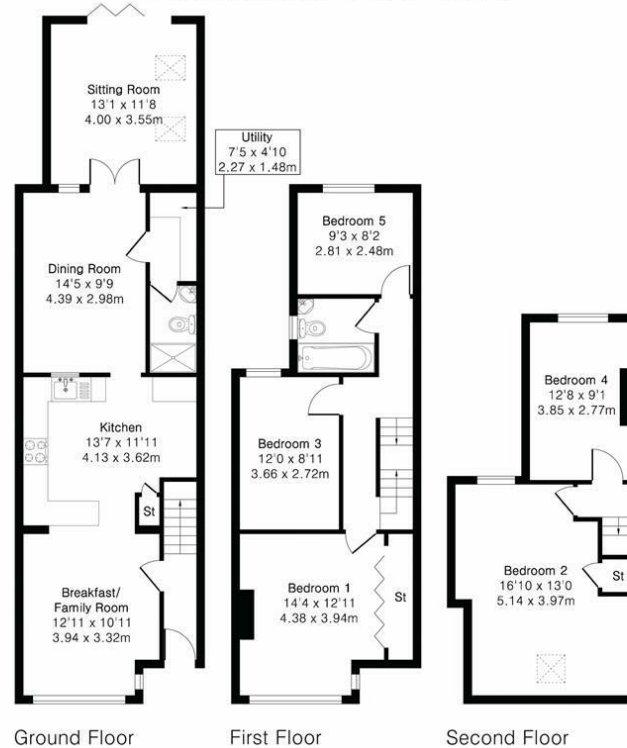


**Approximate Gross Internal Area 1514 sq ft - 141 sq m**

Ground Floor Area 699 sq ft – 65 sq m

First Floor Area 474 sq ft – 44 sq m

Second Floor Area 341 sq ft – 32 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 practice. 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.

