



Bourne Road, Cambridge, CB4 1UF

**CHEFFINS**



## Bourne Road

Cambridge,  
CB4 1UF

- Semi-Detached House
- Three Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining Room
- Detached Garage
- New Roof Fitted
- Off Road Parking
- Chain Free

A beautifully enhanced and exceptionally stylish semi-detached residence, finished to a high specification throughout and offering a private, meticulously landscaped rear garden. Situated within a highly sought-after residential development just north of the river, the property enjoys easy access to Cambridge North station, the Chisholm Trail, and a wealth of local amenities. Offered with no onward chain, this is a superb opportunity for those seeking a turnkey home in a prime and well-connected location.



**Guide Price £595,000**





## LOCATION

Bourne Road in Cambridge, located in the CB4 area on the north side of the city, is a well-connected and convenient residential location that offers a balance of suburban tranquility and easy access to key amenities. Situated within close reach of the Cambridge Science Park and Cambridge Business Park, it is particularly appealing to professionals working in the city's thriving technology and research sectors. The area benefits from a range of local conveniences, including nearby supermarkets such as Tesco and Aldi, as well as independent shops, cafés, and restaurants. Families will appreciate the proximity to well-regarded schools, including Mayfield Primary School and Chesterton Community College, while the nearby Jesus Green and Milton Country Park provide excellent green spaces for outdoor activities and relaxation. Bourne Road boasts excellent transport links, making travel around the city and beyond highly convenient. The A14 and M11 are easily accessible, offering direct routes to London, the Midlands, and East Anglia. Cambridge North railway station is just a short distance away, providing fast and frequent rail connections to London King's Cross, Ely, and Norwich. Additionally, regular bus services and well-developed cycling routes make it easy to reach the city centre, the university areas, and surrounding villages. With its strong transport links, excellent amenities, and proximity to key employment hubs, Bourne Road is an attractive location for families, professionals, and commuters alike.

## PANELLED GLAZED ENTRANCE DOOR

leading into:

### ENTRANCE HALL

with stairs rising to first floor accommodation, understairs storage cupboard, panelled doors leading into respective rooms.

### CLOAKROOM

comprising two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap with fitted storage cupboard underneath wash hand basin, heated towel rail, wall mounted mirror, wood effect flooring, double glazed window fitted with privacy glass out onto side aspect.

### SITTING ROOM

with radiator, inset LED downlighters, double glazed window to front aspect.

### OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with a stone effect rolltop work surface, inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring electric hob with concealed extractor hood above, integrated oven below, integrated and concealed fridge and freezer, as well as dishwasher and washer/dryer, inset LED downlighters, double glazed window overlooking garden, wood effect flooring, opening through into Dining Area with continuation of wood effect flooring, inset LED downlighters, double glazed French doors leading out onto rear garden.

## ON THE FIRST FLOOR

### LANDING

with coats and storage cupboard housing hot water cylinder, loft access and panelled doors leading to respective rooms.

### BEDROOM 1

with radiator, inset LED downlighters, double glazed window to front aspect, with door leading through into:

### ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head accessed via a glazed sliding door, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap with fitted storage cupboards underneath, heated towel rail, wood effect flooring, inset LED downlighters, extractor fan.

### BEDROOM 2

with radiator, inset LED downlighters, double glazed window to rear aspect.

### BEDROOM 3

with radiator, inset LED downlighters, double glazed window to front aspect.

### BATHROOM

comprising a three piece suite with combined shower and bath with wall mounted dual shower head and hot and cold mixer bath tap with a glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap with fitted storage drawers and cupboards underneath, heated towel rail, wood effect flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

### OUTSIDE

To the front the property is approached off Bourne Road via a dropped kerb leading onto a gravelled driveway with a block paved pathway leading to the front entrance door where the gravel driveway extends down the side to access the DETACHED SINGLE GARAGE.

To the rear of the property is a well manicured and cleverly landscaped rear garden with a large paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain this extends out to an L-shape and hugs the side and rear wall of the garage and overall provides a wonderful space to both relax and entertain. Following on from this leads onto the main lawned area of the garden with a handful of mature trees and enclosed via timber fencing.







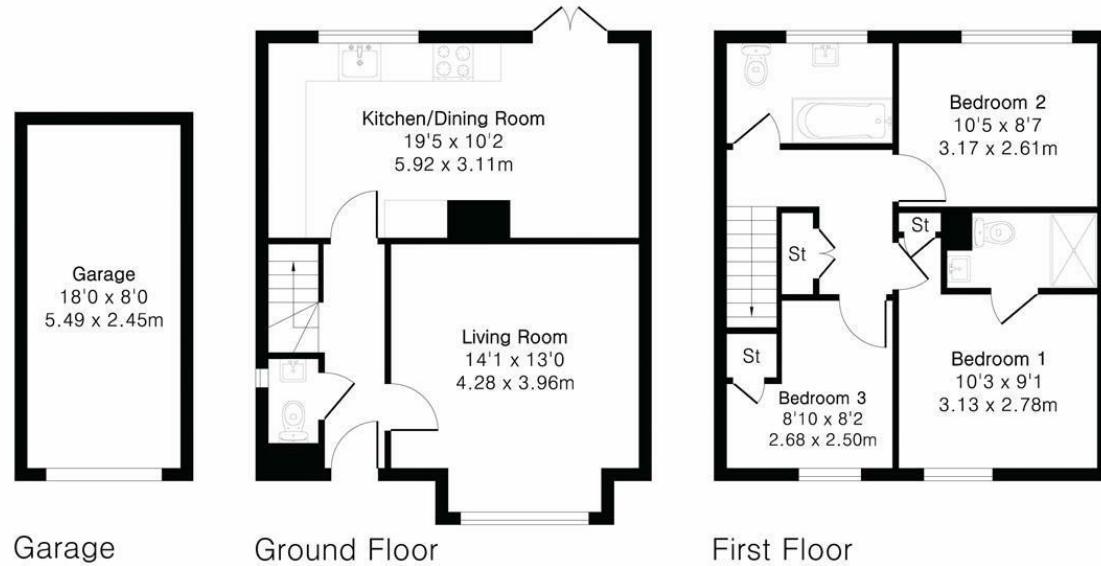


## Approximate Gross Internal Area 884 sq ft - 82 sq m

Ground Floor Area 451 sq ft – 42 sq m

First Floor Area 433 sq ft – 40 sq m

Garage Area 145 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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 £595,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Cambridge City Council



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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