



Howes Place, Cambridge, CB3 0LD

**CHEFFINS**



## Howes Place

Cambridge,  
CB3 0LD

A charming and well-presented first-floor maisonette offering spacious accommodation, including two bedrooms and a contemporary bathroom. Set within an attractive and established development, the property also boasts a generous and beautifully maintained rear garden. Ideally located within easy reach of the city centre and key commuter links, this home combines comfort, convenience, and character.

### LOCATION

Howes Place is ideally located in a quiet, tree-lined cul-de-sac just off Huntingdon Road, one of Cambridge's most prestigious residential areas. This sought-after address offers excellent access to the city centre, the University of Cambridge colleges, and major employment hubs such as the Science Park and West Cambridge Site. The property is within easy reach of local amenities, including independent shops, cafés, and supermarkets, while nearby Eddington provides a modern shopping plaza and community facilities. For commuters, there is convenient access to the A14 and M11, as well as regular bus services and cycle routes into the city. The property is also well placed for highly regarded local and independent schools, making it an attractive option for professionals, academics, and families alike.

2 1 1

Guide Price £350,000







## PANELLED ENTRANCE DOOR

with transom window above leading through into:

## ENTRANCE HALL

with original tiled floor, radiator, stairs rising to first floor accommodation, leading through into:

## SITTING ROOM

with gas fireplace with cast iron fire surround and enclosed tiled hearth, wooden mantel, double panelled radiator, double glazed sash window overlooking garden, display cabinet with fitted shelving, loft access, inset LED downlighters, panelled doors leading to respective rooms.

## INNER HALLWAY

with inset LED downlighters, panelled doors leading to respective rooms.

## CLOAKROOM

with low level w.c. with hand flush, wooden upstand, wood panelling, coved ceiling, double glazed circular window to front aspect.

## KITCHEN/BREAKFAST ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, integrated 4 ring gas hob with stainless steel splashback, extractor hood above, adjacent to this is an integrated Siemens cooker and AEG microwave above, integrated and concealed slimline dishwasher, space and plumbing for fridge/freezer as well as a panelled door leading through into cupboard with space and plumbing for washer/dryer and wall mounted Baxi boiler providing hot water and heating for the property, radiator, LED downlighters, tiled flooring, double glazed sash window overlooking gardens.

## BEDROOM 1

with coved ceiling, built-in cabinetry and bookshelves in recess of chimney breast, double panelled radiator, double glazed sash window overlooking garden.

## BEDROOM 2

with full height and width of built-in wardrobes accessed via mirror sliding doors fitted with railings and shelving, radiator, double glazed sash window to front aspect.

## FAMILY BATHROOM

comprising of a two piece suite with combined shower and bath with wall mounted Aqualisa electric powershower and separate hot and cold bath taps with wash hand basin with separate hot and cold taps, tiled surround, wood panelling, upstand, mirror and lighting feature, heated towel rails, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

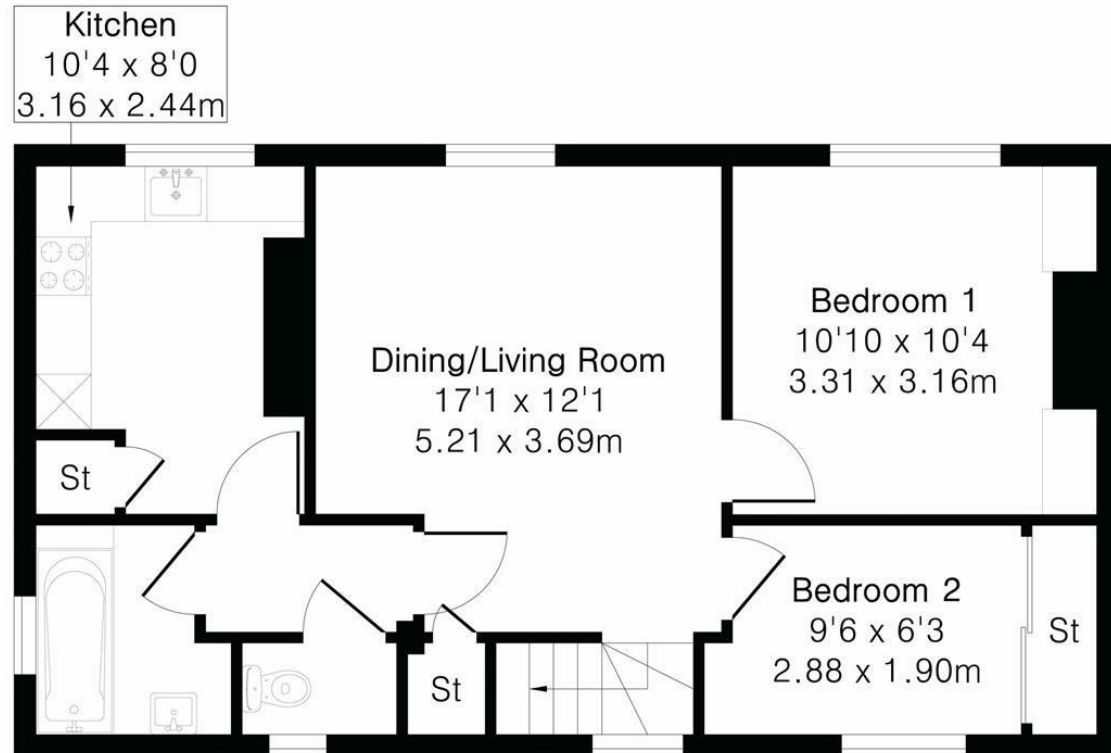
## AGENTS NOTE

Lease Term - 189 Years  
Remaining Years - 158 Years  
Annual Service Charge - £66.22  
Annual Ground Rent - Peppercorn





**Approximate Gross Internal Area 534 sq ft - 50 sq m**



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>68</b>	<b>78</b>
England & Wales	
EU Directive 2002/91/EC	

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Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City Council



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**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](http://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.



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