



Tiptree Close, Cambridge, CB5 8UL

**CHEFFINS**



## Tiptree Close

Cambridge,  
CB5 8UL

A five bedroom semi-detached property which has been significantly improved and extended to offer versatile accommodation extending to approximately 1472sqft. The property is situated in a quiet residential area just a short distance from the heart of Cambridge and provides easy access to a range of local amenities as well as the City centre.

5 2 3

**Guide Price £550,000**







## UPVC FRONT DOOR

leading into:

## ENTRANCE HALLWAY

with inset storage space for shoes and hanging rail for coats, LED downlight, radiator, understairs storage cupboard, engineered wood flooring, stairs to first floor, entrance into:

## DOWNSTAIRS CLOAKROOM

with low level w.c., frosted window overlooking front, LED downlighter, heated towel rail, hand wash basin with mixer tap and various floor and wall units for storage.

## KITCHEN

upvc double glazed window overlooking front, range of solid wood floor and wall units, wood effect laminate worktops, space for fridge/freezer, space and plumbing for dishwasher and washing machine, one and a half sink and drainer with mixer tap, Bosch integrated oven and microwave and 4 ring Siemens induction hob and extractor fan, porcelain tiled floor, LED spotlight lighting, various electricity plug points, heated towel rail, off the kitchen leads into:

## SNUG/DINING ROOM

double aspect upvc double glazed windows to front and side of the property, radiator, LED downlighters, engineered oak flooring, leading into:

## OFFICE/PLAYROOM

with upvc double glazed window overlooking side of the property, radiator, double doors opening out onto the rear garden, engineered wood flooring, LED downlighters.

## SITTING ROOM

with engineered oak floor, LED downlighters, upvc double glazed window overlooking rear garden, double doors opening out onto the rear garden, double radiator.

## ON THE FIRST FLOOR

## LANDING

carpeted, storage cupboard, two separate loft spaces both accessed by loft ladder and both insulated and boarded.

## PRINCIPAL BEDROOM

carpeted with radiator, upvc windows overlooking the front of the property, built-in wardrobes.

## FAMILY BATHROOM

comprising of a three piece white suite with bath with shower over, hand basin with mixer tap and low level w.c., frosted window overlooking the front of the property, part tiled, Kardean effect tiled flooring, storage cupboard under wash hand basin, extractor fan, LED downlighters.

## BEDROOM 2

A double bedroom with built-in wardrobes, upvc double glazed window overlooking front of the property, carpeted and radiator.

## ENSUITE

comprising of a tiled double shower, wash hand basin with mixer tap, storage cupboard under wash hand basin, low level w.c., LED downlighters, extractor fan, frosted window overlooking side of the property, heated towel rail.

## BEDROOM 3

carpeted, radiator, LED downlighters, two

triple-glazed Velux windows overlooking rear of the property.

## BEDROOM 4

carpeted, radiator, triple-glazed Velux window overlooking rear of the property, LED downlighters.

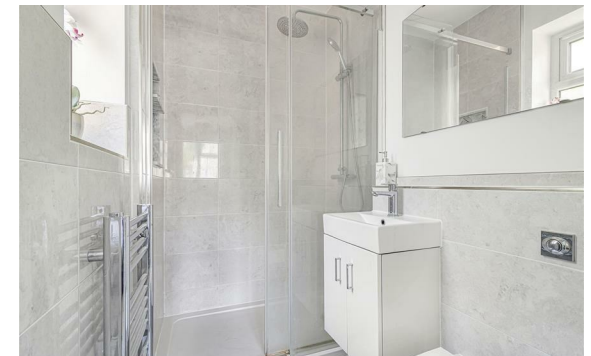
## BEDROOM 5/STUDY

carpeted, upvc double glazed window overlooking rear garden, radiator.

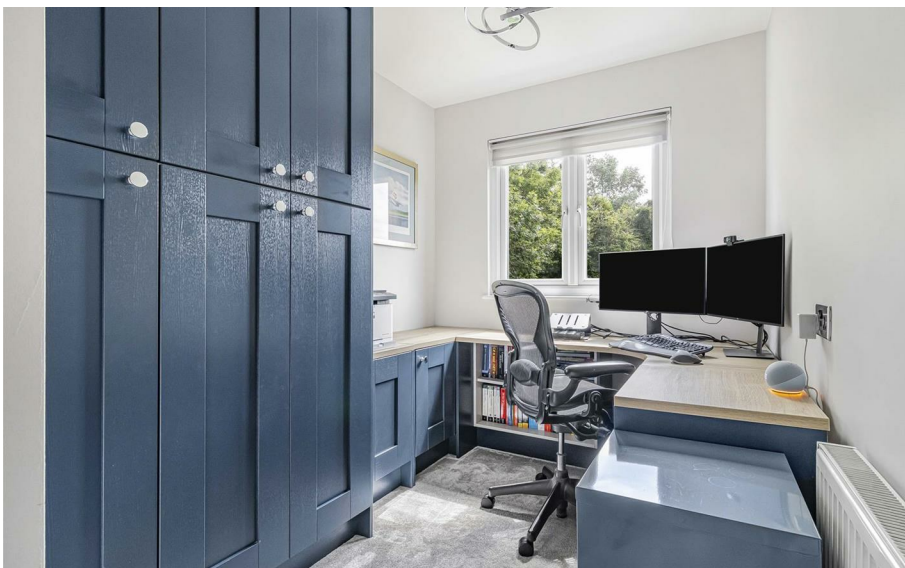
## OUTSIDE

Brick paved off-road parking for multiple vehicles leading to upvc front door, outside water tap to front. Utility cupboard to front which houses gas and electricity meter and fuse box.


South facing rear garden comprising of a large terrace area perfect for al fresco dining. The property is enclosed by a panel fencing surround, border which comprises of various plants and shrubs, the gardens are predominantly laid to lawn with two storage sheds. Access down the side of the property which is accessed via a gate out onto the off-road parking area at the front, outside tap, outside electricity point on the terrace area.

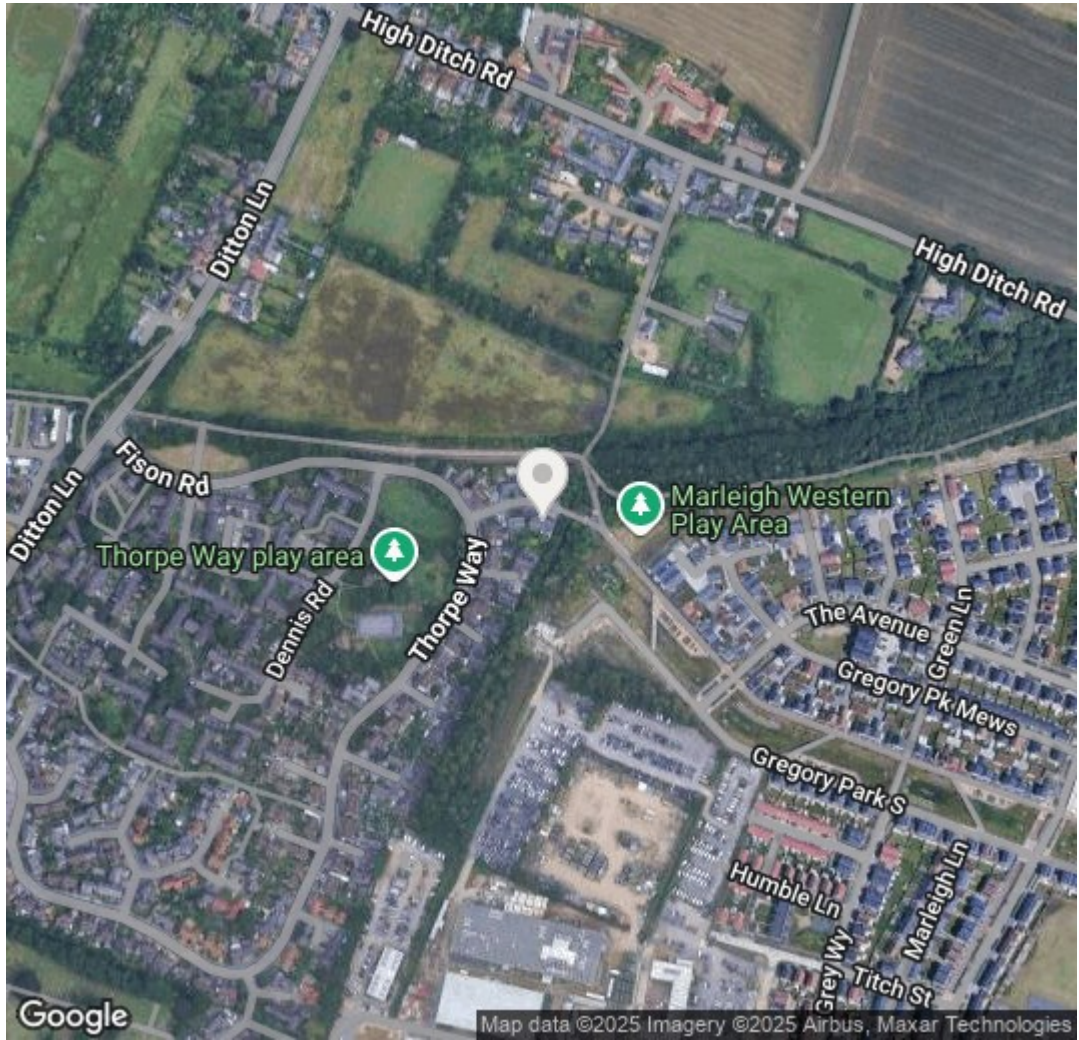








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £550,000  
Tenure – Freehold  
Council Tax Band – C  
Local Authority – Cambridge



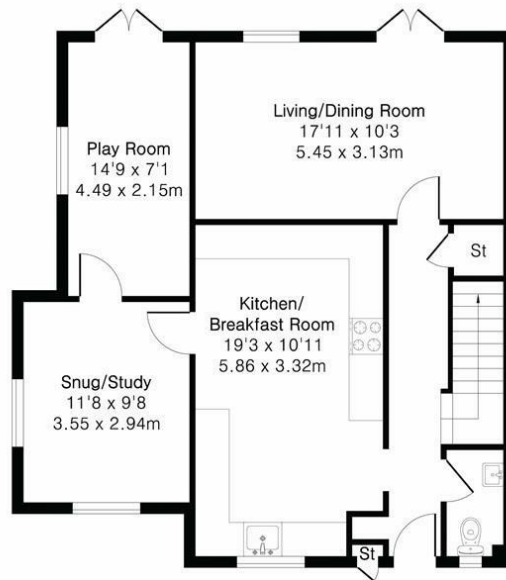




### Approximate Gross Internal Area 1472 sq ft - 137 sq m

Ground Floor Area 761 sq ft – 71 sq m

First Floor Area 711 sq ft – 66 sq m



Ground Floor



First Floor



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.

