



Cherry Hinton Road, Cambridge, CB1 8AZ

CHEFFINS

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A cleverly extended semi-detached family residence occupying a prominent position, offering well-proportioned accommodation in need of sympathetic improvement and updating. The property benefits from a generous rear garden and a unique garage/workshop located at the end of the garden, with rear access and off-street parking. Offered with no onward chain.

LOCATION

Cherry Hinton Road in Cambridge is a highly convenient location, offering an array of amenities within close proximity. For shopping, residents have access to several supermarkets including Sainsbury's, Tesco Express, and the larger Asda Superstore nearby. The area is also home to numerous independent shops, takeaways, cafés, and restaurants such as the popular Smokeworks BBQ and The Rock pub, offering a variety of dining options. Cambridge Leisure Park, just off Cherry Hinton Road, features a multi-screen cinema, Tenpin bowling, a PureGym, and various eateries. The location benefits from excellent transport links, with frequent buses providing direct access to Cambridge city centre and Cambridge train station, which is just over a mile away, offering quick routes to London and other major cities. The road is also well connected to the Addenbrooke's Hospital and Biomedical Campus, one of Cambridge's key employment hubs, as well as the M11 and A14 for road commuters. Nearby green spaces such as Cherry Hinton Hall Park and Coleridge Recreation Ground offer recreational opportunities, including children's play areas, walking trails, and seasonal events. In addition, well-regarded schools such as Coleridge Community College and The Spinney Primary School are within easy reach, making this a sought-after location for families.

3 1 2

Guide Price £675,000





STORM PORCH

covering panelled glazed entrance door leading through into:

ENTRANCE HALL

with solid oak flooring, stairs rising to first floor accommodation, understairs storage cupboard, radiator, coved ceiling, and panelled doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, wood panelling tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

DINING ROOM

with continuation of solid oak flooring from the entrance hall, coved ceiling, gas fireplace, double panelled radiators, double glazed bay window to front aspect.

SITTING ROOM

with former fireplace (currently boarded up), wooden mantel, double panelled radiators, wall mounted lighting, part vaulted ceiling, wood panelling, double panelled radiators, Velux skylight, set of double glazed French doors leading out onto garden.

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect work surface with inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side, tiled splashback, space for cooker integrated and concealed dishwasher, space and plumbing for washing machine and low level fridge, radiator, wall mounted gas fired boiler providing hot water and heating for the property, part vaulted ceiling, wood panelling, Velux skylight, double glazed window overlooking garden, panelled glazed door leading out onto side access.

ON THE FIRST FLOOR

LANDING

with loft access, coved ceiling, original led lining and stained glass windows to the side, panelled doors leading into respective rooms.

BEDROOM 1

with coved ceiling, radiator, double glazed bay window to front aspect.

BEDROOM 2

with picture rails, radiator, double glazed window overlooking garden.

BEDROOM 3

with fitted shelving and cupboards including cupboard housing immersion heater, radiator, double glazed window overlooking garden.

OUTSIDE

To the front the property is approached off Cherry Hinton Road via a pedestrian pathway to a wrought iron gate which opens into the front garden which is principally laid to lawn with well stocked bedding either side, paved pathway leads to the front entrance door as well as continuation of this pathway to a side access leads to the rear garden.

Rear garden itself is principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain. The main lawned area is bordered by well stocked bedding and on the other side a paved pathway provides access down to the rear part of the garden where there is a timber storage shed. Expansive brick built workshop with hardstanding concrete flooring fitted with power and lighting and provides an extensive range of plug sockets.

Solar panels on roof of property with the main control unit being to the right hand side. As with the house the GARAGE is fully alarmed. There are breeze block elevations all with a pitched metal roof and extensive range of folding garage doors providing access to the rear parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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		

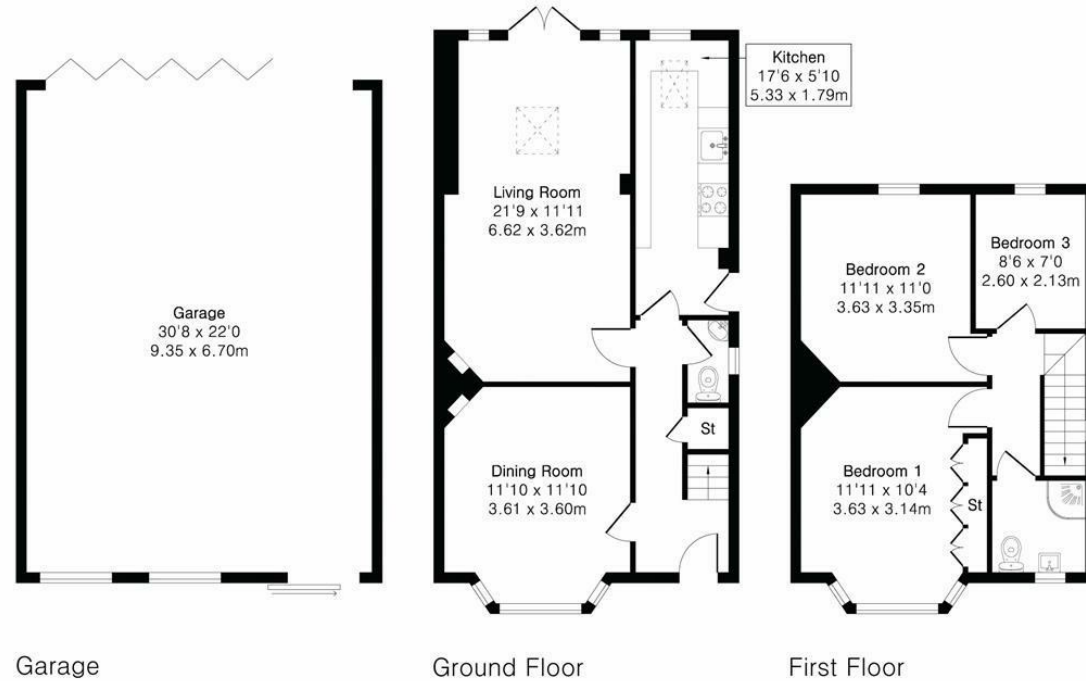
Guide Price £675,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – Cambridge

Approximate Gross Internal Area 1076 sq ft - 100 sq m

Ground Floor Area 627 sq ft – 58 sq m

First Floor Area 449 sq ft – 42 sq m

Garage Area 674 sq ft – 63 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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[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.

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