



High Street, Cambridge, CB4 1NX

CHEFFINS

High Street

Chesterton, Cambridge,
CB4 1NX

A charming end-of-terrace Victorian home requiring some light sympathetic improvement and modernisation, benefiting from a generous 118ft rear garden. The property occupies a prominent position along this traditional high street in the sought-after and well-connected area of East Chesterton, offering easy access to a wealth of local amenities, the Chisholm Trail, Cambridge North station, and other major commuter links. Offered for sale with no onward chain.

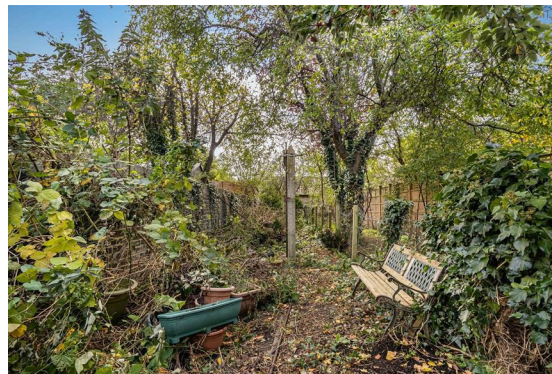
LOCATION

An ancient parish, Chesterton has evolved over the centuries to become a highly desirable place to live, offering a unique atmosphere and a close proximity to all that Cambridge has to offer. Despite the growth of the city, Chesterton has retained a traditional village feel thanks to its historic street layout (featuring several listed period properties) and excellent location bordering the banks of the picturesque River Cam. The development itself is perfectly situated for a short stroll to the beautiful green spaces of Stourbridge Common and beyond to central Cambridge. Nestled in Chesterton's High Street, the property benefits from easy access to various amenities, including a Post Office, independent shops, supermarkets, a chemist, dentist, and medical centre. Nearby, you'll find a range of dining options, from local inns to acclaimed fine-dining venues like the Michelin-starred Midsummer House and Restaurant22. As one of the world's most famous university cities, Cambridge also offers high-quality education for all ages, from preschool to postgraduate studies. With a mix of state and private primary and secondary schools, educational opportunities abound and are easily accessible.

2 1 2

Guide Price £375,000





PANELLED ENTRANCE DOOR

with picture light above leading through into;

SITTING ROOM

with picture rails, gas fireplace with tiled hearth and surround, double panelled radiator, double glazed sash window rising to front aspect and door leading through into:

DINING ROOM

with picture rail, gas fireplace with tiled surround and hearth, painted wooden mantel, fitted storage cupboards in recess of chimney breast, understairs storage cupboard, double panelled radiator, door enclosing stairs rising to first floor, double glazed sash window overlooking side return and door leading through into:

KITCHEN

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, drainer to side, tiled splashback, space for cooker, tiled splashback, extractor hood above, and space and plumbing for washer/dryer, space for fridge/freezer, wall mounted Vaillant gas fired boiler providing hot water and heating for the property, tiled flooring, double glazed sash window opening out to side return as well as panelled door leading out onto side return, panelled door leading through to:

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, tiled upstand, tiled flooring, extractor fan, double glazed windows fitted with privacy glass out onto rear aspect.

ON THE FIRST FLOOR

LANDING

with loft access, cupboard housing hot water cylinder, radiator, panelled doors leading into respective rooms.

BEDROOM 1

with blocked off former fireplace with wooden mantel, radiator, set of double glazed sash windows out onto front aspect.

BEDROOM 2

with blocked off former fireplace with painted wooden mantel, radiator, double glazed window overlooking garden.

FAMILY BATHROOM

comprising of a three piece suite with panelled bath with separate hot and cold bath taps, tiled splashback, grip handles, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, wall mounted mirror, cork tiled flooring, radiator, double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

To the front the property is approached off Chesterton High Street via a tarmac pathway leading onto the partially enclosed front garden principally laid to lawn with a paved patio slab leading to the front entrance door.

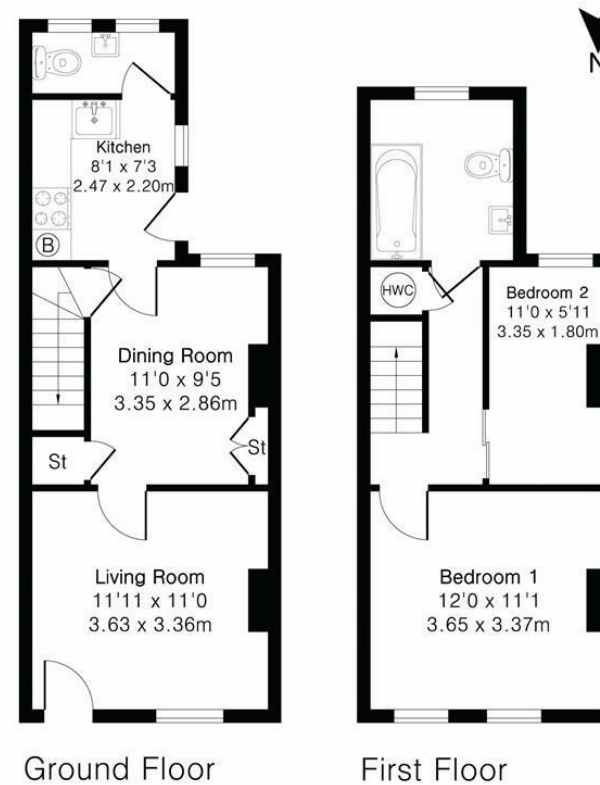
To the rear of the property is a lengthy garden with initially a hardstanding concrete area forming part of the side return this opens out onto further concrete slab area where there is a side access gate and neighbouring properties benefiting from a right of way across. Timber storage shed. The remainder of the garden extends down to 118 feet in length and is enclosed to one side via a brick wall and at the moment there are a number of mature shrubs and trees dotted around the garden.



Approximate Gross Internal Area 679 sq ft - 63 sq m

Ground Floor Area 352 sq ft – 33 sq m

First Floor Area 327 sq ft – 30 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	21
England & Wales	
EU Directive 2002/91/EC	

Guide Price £375,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council



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.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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