

FOR SALE
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368 Cherry Hinton Road, Cambridge, CB1 8BA
Guide Price £525,000 Freehold



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AN ATTRACTIVE AND EXTENDED, VICTORIAN BAY-FRONTED HOUSE WITH A USEFUL LOFT ROOM AND A SIZEABLE SOUTH-FACING REAR GARDEN, SITUATED CLOSE TO A LOCAL SCHOOLS AND AMENITIES, FOR SALE WITH NO CHAIN.

- Charming terraced Victorian home with a useful loft room
- No onward chain
- Near to Addenbrooke's and the Station
- EPC - E / 46
- Large south-facing garden
- Close to local schools and amenities
- Scope to extend (STPP)
- Council Tax Band - D

No.368 Cherry Hinton Road is a characterful and extended Victorian home conveniently situated on the south-side of Cherry Hinton Road between Wulfstan Way and Missleton Court. The house has a generous rear garden and has been generally very well cared for over the years. The property has been extended to incorporate a superb open-plan kitchen / dining room and a useful cloakroom W.C.

On the ground floor are two reception rooms including a bay-fronted living room with a wood-burning stove. The kitchen / dining room benefits from plenty of natural light courtesy of a vaulted ceiling, Velux windows and bi-folding doors opening on the south-facing garden. The kitchen itself has been fitted with a range of base and eye-level units and includes various integrated appliances.

Upstairs the accommodation is split over two floors, the first housing three bedrooms and the main bathroom, which has been finished with a white three-piece suite including a shower over the bath. The loft is located on the second floor and measures 10'8" x 14'7" (max). The loft room offers plenty of versatility to suit individual purchaser's needs.

Outside, the front of the property is set back behind a picket fence and mature hedgerow. There is parking to the front on a first-come, first-served basis. The rear garden has a block paved patio, well suited to alfresco dining. The remainder stocked with a variety of shrubs and trees. There is also a useful lean-to.

The property is available with the added benefit of no onward chain.

Location

Cherry Hinton Road is a well-regarded residential location, conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital and the city centre.

The green spaces of Coleridge Park, Cherry Hinton Hall and Coldham's Common offer extensive parkland and play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents, Cambridge Wine Merchants and Balzano's deli.

Schooling is available at the highly regarded Morley Memorial Primary School and Hills Road Sixth Form college are a short walk away. There is private schooling available for all age groups in the vicinity including The Perse.

The area is particularly appealing to those looking for the convenience of city living but without compromising on garden space and parking that often come with being right in the very centre.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings

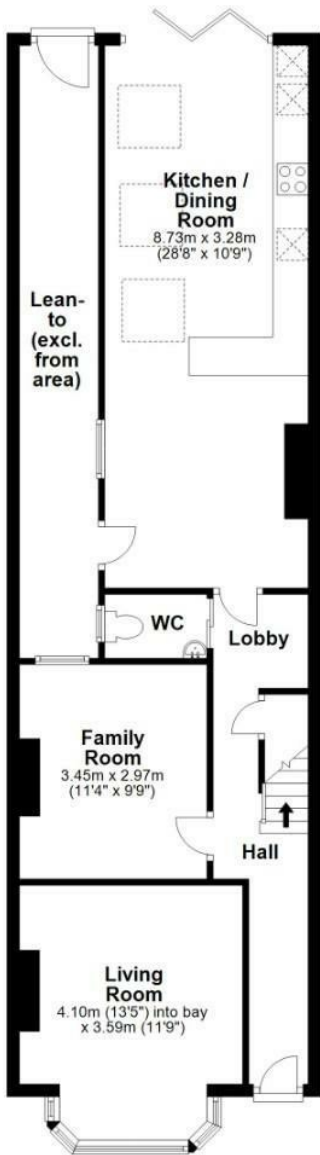
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

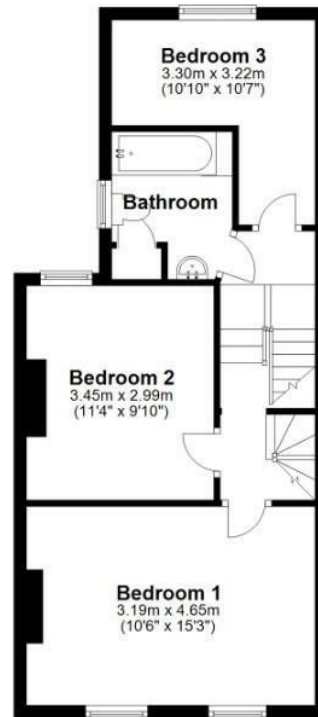
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



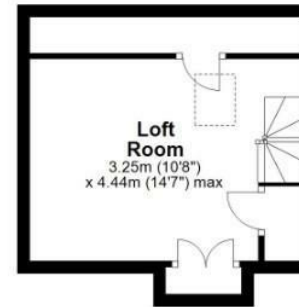
Ground Floor
Approx. 65.7 sq. metres (707.0 sq. feet)



First Floor
Approx. 44.9 sq. metres (483.7 sq. feet)



Second Floor
Approx. 18.1 sq. metres (194.4 sq. feet)



Total area: approx. 128.7 sq. metres (1385.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

