



**Radcliffe & Rust**  
Residential sales & lettings

**39a Chalmers Road, Cambridge CB1 3SZ**  
**Guide Price £600,000**



Radcliffe & Rust Estate Agents are delighted to offer for sale 39a Chalmers Road, CB1. Chalmers Road is conveniently located around one mile from Cambridge Central Railway Station, two miles from the city centre and one mile from the centre of Cherry Hinton village. The stunning grounds of Cherry Hinton Hall are located nearby, just off Cherry Hinton Road. Cambridge has become the focus of the country's technology and bio-science industries, which in turn has created a multitude of related businesses. This factor alone has fuelled a booming local economy and created a wealth of employment opportunities for young professionals. This highly sought after location has become a popular area for those working in these tech industries, such as ARM holdings, less than one mile away, the new Bio medical Campus which is just two miles to the west, and the renowned Science and Business Parks that are just three miles to the north.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this bright four bedroom semi-detached house in the popular south-eastern area of Cambridge. Located within walking distance of Cambridge train station and Cherry Hinton Hall, the property is positioned in a pleasant residential road of 1930's built properties.

Upon approaching the property, you are welcomed by a red brick exterior and dark brown windows. The property has off road parking for one to two vehicles and a paved pathway leading to the front door. Once inside, there is a hallway with stairs leading to the first floor. The hallway has light coloured walls and wooden flooring which continues into the cloakroom and the living room on the right hand side of the hallway. The cloakroom has a W.C. and corner hand basin with cupboard storage underneath and a small window with frosted glass overlooking the front of the property. The living room has a large bay window overlooking the front of the property and could cater for various furniture layouts as required by the new owner. From the living room, there are double glazed doors which lead to the dining room. The dining room can comfortably house a table for at least four to six people and has sliding doors leading to the rear garden. The dining room and kitchen are next to each other and semi-open plan as there is a half wall between the rooms.

The kitchen, which can be accessed from both the hallway and dining room, has units painted in a light yellow colour with a contrasting green coloured worktop. Within the kitchen there is a double electric oven and grill, stainless steel sink and drainer and space and plumbing for a dishwasher. The kitchen could benefit from some modernisation and a change in layout to maximise the use of the space. Directly off the kitchen is the utility room. With additional cupboard and worktop space, the utility room has space and plumbing for a washing machine and tumble dryer and the boiler is also housed here. The utility room also has a glazed door leading to the rear garden. The final room on the ground floor is the sitting room / second living room. Also overlooking the front of the property, the sitting room can be accessed from both the hallway and the utility room and could have multiple different uses including a snug, office or play room.

On the first floor, there are four bedrooms, the family bathroom and an en-suite to the master bedroom. On the right hand side of the landing are bedrooms one and two. Overlooking the rear of the property is bedroom two. A good sized double bedroom, bedroom two can comfortably fit a double bed and additional furniture as required. Bedroom one overlooks the front of the property. With a half bay window, the bedroom is flooded with light and has two built-in cupboards / wardrobes. Bedroom one also has the added bonus of an en-suite which has a walk-in shower cubicle with glass door, W.C. and hand basin with wooden storage cupboard below. There is natural daylight in the en-suite thanks to a Velux window overhead. On the left hand side of the landing, the first room you come to is bedroom three. With a window overlooking the front of the property, bedroom three has a pitched roof on one side and a curtained wardrobe and storage area. Between bedrooms three and four is the family bathroom. With a Velux window allowing light into the room, the family bathroom has a modern bath with overhead shower, W.C. and feature turquoise wall-hung vanity hand basin with drawer storage underneath. Bedroom four is the last bedroom on the left hand side of the landing. Overlooking the rear of the property, it is almost the same size and has the same curtained wardrobe storage as bedroom three.

To the rear of the property, there is a private rear garden with established trees and hedges surrounding a lawn, a paved patio area and wooden shed at the end of the garden.

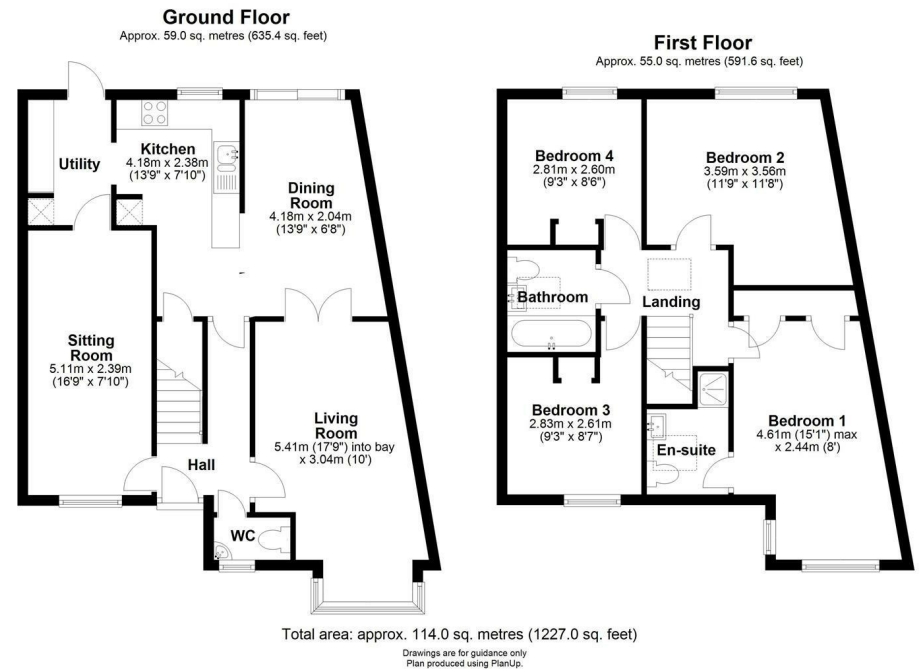
Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agents notes

Tenure: Freehold

Council tax: Band D = £2,248 for 2024 - 2025 (Cambridge City Council)





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		
England & Wales	73	85
	EU Directive 2002/91/EC	



