



Selwyn Road, Cambridge, CB3 9EB

**CHEFFINS**

## Selwyn Road

Cambridge,  
CB3 9EB

Well proportioned and cleverly designed mid terrace house, originally believed to date back to the 1920's and of brick construction under a tiled roof. The property is in need of sympathetic updating and improvement yet offers great potential and has the advantage of an enclosed rear garden and brick built store.

### LOCATION

The property occupies an outstanding and most conveniently location in this desirable residential street in a highly sought after part of Newnham and is so well placed for access to an extensive range of local amenities as well as providing easy access to major routes and the city centre.

3 1 2

**Guide Price £540,000**



**FRONT ENTRANCE DOOR**

leading to:

**ENTRANCE HALL**

with radiator, staircase off to first floor, recessed storage area downstairs with coat hooks and meters etc.

**SITTING ROOM**

with a radiator, two sealed unit double glazed windows to front aspect, fitted gas fire and recess to either side with shelving, picture rail.

**DINING ROOM**

with radiator, picture rail, fitted gas fire with recess to side and fitted storage cupboards and shelving, deep built-in storage cupboard with light, opening to:

**INNER LOBBY**

with door off to:

**CLOAKROOM**

with w.c. and corner wash hand basin, radiator, sealed unit double glazed windows to rear aspect.

**KITCHEN**

with stainless steel sink unit with cupboards below, worktop to side with further cupboards and drawers beneath, further base unit comprising worktop with cupboards and drawer beneath, fitted shelves, double radiator, sealed unit double glazed windows overlooking the rear garden and sealed unit double glazed door leading to pathway and rear garden, door to walk-in shelved PANTRY with fitted shelving and window to rear aspect.

**ON THE FIRST FLOOR****LANDING**

with built-in airing cupboard housing lagged hot water cylinder, trap door to roof space.

**BEDROOM 1**

with fitted gas fire, recess with shelves to side, picture rail, radiator, sealed unit double glazed windows to rear aspect overlooking the rear gardens.

**BEDROOM 2**

with fitted gas fire and original cast iron fireplace, recess to side with shelving, picture rail, sealed unit double glazed windows to front aspect.

**BEDROOM 3**

with radiator, picture rail, sealed unit double glazed windows to front aspect.

**BATHROOM**

with bath with part ceramic tiled walls around, wash hand basin and low level w.c., radiator, sealed unit double glazed windows to rear aspect.

**OUTSIDE**

To the front of the property there is a garden area with a variety of shrubs, bushes and hedgerow around and a pathway leading to the front entrance door.

To the rear of the property there is an enclosed garden with a variety of mature shrubs, bushes and hedgerow around and a pathway which leads to a brick built store. Gateway set into the rear area of the garden which leads to a rear passageway which runs along the back of other properties.



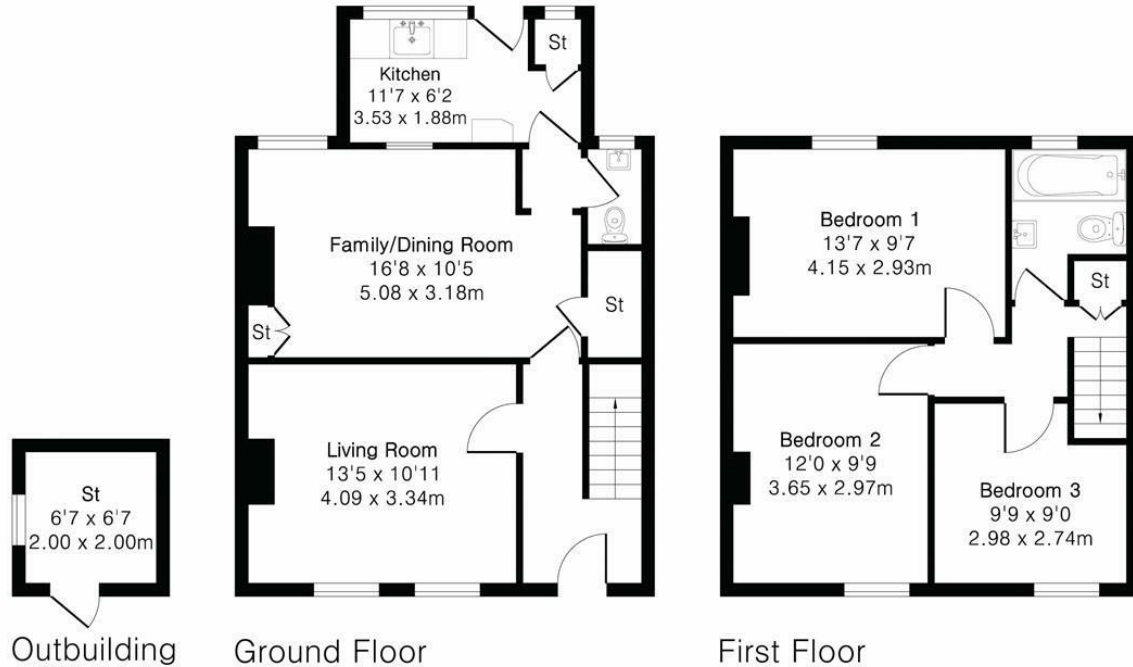


## Approximate Gross Internal Area 931 sq ft - 87 sq m (Excluding Outbuilding)

Ground Floor Area 503 sq ft – 47 sq m

First Floor Area 428 sq ft – 40 sq m

Outbuilding Area 43 sq ft – 4 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	82
(69-80) <b>C</b>	
(55-68) <b>D</b>	58
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £540,000

Tenure - Freehold

Council Tax Band - D

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.

CHEFFINS

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.



CHEFFINS