



Sherlock Road, Cambridge, CB3 0HR

CHEFFINS

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Cambridge,
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A rarely available 1930s detached home, offering well-proportioned accommodation and presenting an excellent opportunity for sympathetic improvement and modernisation. The property benefits from a private rear garden and off-road parking, and is ideally positioned within this highly sought-after residential area just off Huntingdon Road. Offered with no onward chain.

LOCATION

Sherlock Road is a highly regarded residential location situated just off Huntingdon Road, to the west of Cambridge city centre. The area is characterised by a mix of established detached and semi detached homes, many set within mature plots, creating a quiet and well screened setting while remaining conveniently placed for access into the city. The property is particularly well positioned for access to Cambridge city centre, which offers a comprehensive range of shopping, dining and cultural amenities, together with the historic colleges and river walks. The nearby Huntingdon Road provides a direct route into the city as well as easy access out towards the A14 and M11, making it well suited for commuters. The area is also well placed for a number of highly regarded schools and is within convenient reach of the University of Cambridge departments and several of the city's leading colleges. In addition, there are pleasant green spaces and countryside walks close by, giving the area a balanced feel of both accessibility and open surroundings. Overall, Sherlock Road offers a well established and convenient setting on the western side of Cambridge, combining ease of access to the city with a quieter residential environment.

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Guide Price £650,000





STORM PORCH

Brick-built storm porch with tiled flooring, covering a panel-glazed entrance door with privacy glass, leading through into:

ENTRANCE HALL

With original parquet flooring, stairs rising to the first-floor accommodation with timber handrail, fitted storage cupboards, radiator, and doors leading through to the respective rooms.

KITCHEN

Comprising a collection of base-mounted storage cupboards and drawers with roll-top work surfaces, inset stainless steel sink with hot and cold mixer tap and drainer to side, tiled splashback, space for cooker, space and plumbing for washing machine, and space for fridge freezer. Pantry store with fitted shelving and window to side aspect. Extractor fan, double-glazed windows to front and side aspects, and panelled door leading out to the side access.



SITTING ROOM

With original parquet flooring, closed fireplace with painted tiled surround and hearth, double-panelled radiators, picture rails, and double-glazed windows to both side and rear aspects. Sliding door leading through into:

GARDEN ROOM

With radiator, double-glazed windows, and panel-glazed door leading out to the side garden.



FIRST FLOOR

LANDING

Approached via a split-level staircase, with double-glazed window to side aspect, original parquet flooring, loft access, and doors leading to the respective rooms.

WC

Comprising low-level WC with hand flush and double-glazed window to rear aspect fitted with privacy glass.

BEDROOM 1

With an array of built-in wardrobes fitted with railings and shelving, original parquet flooring, and double-glazed windows to front and rear aspects.

SHOWER ROOM

Comprising a two-piece suite with corner shower cubicle, wall-mounted shower head and glazed sliding doors, hand wash basin with hot and cold mixer tap, tiled surround, fitted recessed storage cupboard, heated towel rail, extractor fan, and double-glazed window to side aspect fitted with privacy glass.

BEDROOM 2

With built-in wardrobes fitted with railings and shelving, radiator, and double-glazed windows to both front and side aspects.

OUTSIDE

To the rear of the property is a private and mature garden, principally laid to lawn and bordered by well-stocked bedding, with a variety of mature shrubs and trees, including a fig tree. A paved pathway extends around either side of the property, one side leading to the front access gate.

There is also a timber-painted door providing access into utility cupboards, housing the consumer unit and gas-fired boiler providing hot water and heating for the property.

To the front, the property is approached off Sherlock Road via a drop curb leading onto a paved driveway providing parking for two vehicles. The driveway continues around to a pathway leading to the front entrance door. The front garden is principally laid to lawn and enclosed by mature hedging and timber fencing.



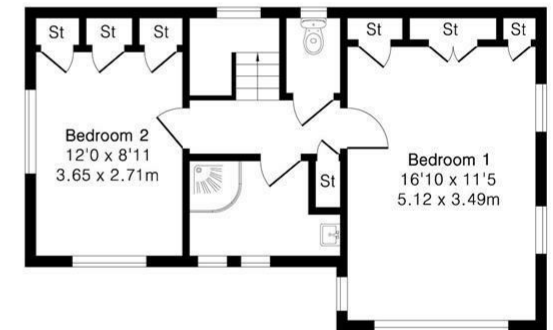
Approximate Gross Internal Area 1155 sq ft - 108 sq m

Ground Floor Area 673 sq ft – 63 sq m

First Floor Area 482 sq ft – 45 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	60
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £650,000

Tenure – Freehold

Council Tax Band – F

Local Authority – Cambridge City Council

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.

