



Perne Avenue, Cambridge, CB1 3SA

CHEFFINS

Perne Avenue

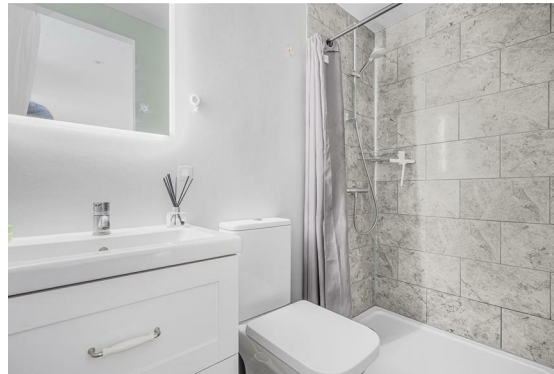
Cambridge,
CB1 3SA

A beautifully presented four bedroom semi-detached property which has been sympathetically extended and upgraded by the current owner, extending to approximately 1732 sqft and arranged over three floors. The property further benefits from off-road parking, a generous rear garden and separate office building and is located close to local amenities and transport links.

4 4 2

Guide Price £900,000





LOCATION

Perne Avenue is a popular residential road situated on the south-eastern side of Cambridge, offering an excellent combination of convenience and accessibility. The location is well placed for Cambridge city centre, approximately 1.5 miles away, together with Addenbrooke's Hospital and the Cambridge Biomedical Campus. A good range of everyday amenities, including local shops, supermarkets, cafés and restaurants, can be found nearby, with further retail and leisure facilities available around Cherry Hinton Road and Cambridge Leisure. The area is well served by local schooling and benefits from established cycle routes and regular bus services. Cambridge railway station is approximately one mile away, providing direct services to London and other destinations, while the A14 and M11 are readily accessible for wider road connections.

FRONT DOOR

leading into:

ENTRANCE HALL

with wood effect laminate flooring, radiator, downlight, stairs leading to first floor, understairs storage cupboard, access into various rooms.

KITCHEN/LIVING/DINING AREA

with continuation of wood effect laminate flooring, radiator, a range of floor and wall units with quartz worktop, pan drawers with soft close feature, space for American style fridge/freezer, downlights. Living/Dining area with continuation of wood effect laminate flooring, tri-folding doors leading out onto rear garden, downlight, upvc triple glazed windows overlooking the side of the property, skylight allowing additional natural light, radiator, secondary kitchen space with a range of floor and wall units, quartz worktop, 4 ring gas hob with extractor fan, integrated Bosch dishwasher, stainless steel sink, integrated oven, spotlights, door out to side of the property, radiator, tiled flooring, part tiled walls.

UTILITY SPACE/SHOWER ROOM

Utility space with a range of floor and wall mirrored units, quartz worktop, space and plumbing for washing machine, LED spotlights, tiled floor, extractor fan, low level w.c., walk-in tiled shower with frosted window overlooking the rear garden.

BEDROOM 5/SNUG

continuation of the wood effect laminate flooring, bay style triple glazed windows overlooking the front of the property, radiator, downlight, built-in wardrobes with hanging rail and shelving.

ON THE FIRST FLOOR

LANDING

with wood effect laminate flooring, downlight, radiator, stairs to second floor.

BEDROOM 2

with wood effect laminate flooring, two triple glazed

windows overlooking the rear of the property, radiator, downlight, built-in wardrobe and storage cupboard, access into:

ENSUITE SHOWER ROOM

with tiled floor, three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin with storage drawers beneath, heated towel rail, LED spotlights, extractor fan.

BEDROOM 3

with wood effect laminate flooring, triple glazed bay style window overlooking front of the property, built-in wardrobe with hanging rail and shelving, downlight, radiator.

BEDROOM 5/STUDY

with wood effect laminate flooring, triple glazed window overlooking front of the property, radiator, downlight.

FAMILY BATHROOM

three piece suite comprising of bath with shower over, low level w.c., wash hand basin with storage cupboards beneath, LED spotlights, tiled flooring, part tiled walls, extractor fan, upvc triple glazed frosted window overlooking side of the property.

ON THE SECOND FLOOR

LANDING

upvc frosted triple glazed window overlooking side of the property.

BEDROOM 1

with wood effect laminate flooring, upvc triple glazed window overlooking rear of the property and garden beyond, radiator, two Velux windows, downlight, access into:

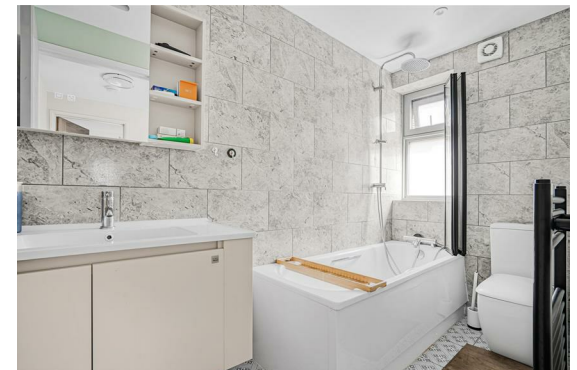
ENSUITE SHOWER ROOM

three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin with storage drawers beneath, upvc triple glazed windows overlooking rear of the property, heated towel rail, extractor fan, LED spotlights.

OUTSIDE

The property is approached via brick paved driveway offering off-road parking. The front garden is partially enclosed via timber fencing to each side, side gate offering access into the rear garden.

Rear garden has side access to the front of the property via timber gate, terrace area perfect for outside seating and alfresco dining. Rear garden is fully enclosed via timber fencing and is predominantly laid to lawn with borders containing a variety of shrubs, timber storage shed. Further brick built OFFICE/STUDIO with wood effect laminate flooring, upvc double glazed door, upvc double glazed window looking into garden, further upvc double glazed window overlooking side of the building, power and lighting, built-in shelving.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales	77	83
EU Directive 2002/91/EC		

Guide Price £900,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council

**Approximate Gross Internal Area 1732 sq ft - 161 sq m
(Excluding Outbuilding)**

Ground Floor Area 918 sq ft - 85 sq m

First Floor Area 504 sq ft - 47 sq m

Second Floor Area 310 sq ft - 29 sq m

Outbuilding Area 153 sq ft - 14 sq m



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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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