



Springfield Terrace, Cambridge, CB4 1AE

CHEFFINS

Springfield Terrace

Cambridge,
CB4 1AE

- Charming And Extremely Well-Presented Victorian Mid-Terraced Home
- Stylish And Light-Filled Open-Plan Kitchen/Dining Room
- Bi-Fold Doors Opening Onto The Garden
- Two Well-Proportioned Bedrooms
- First-Floor Bathroom
- Quiet And Tucked-Away Position On Springfield Terrace
- Convenient For Cambridge City Centre And Major Commuter Routes
- Excellent Opportunity For First-Time Buyers And Investors
- Chain Free

A charming and exceptionally well-presented Victorian mid-terraced home, featuring a stylish and light-filled open-plan kitchen/dining room with bi-fold doors opening onto the garden. The property further benefits from two well-proportioned bedrooms and a first-floor bathroom, all situated in a quiet and tucked-away position on Springfield Terrace, with immediate access to Mitcham's Corner, Jesus Green, the city centre and major commuter routes. Offered for sale with no onward chain.

2 1 2

Guide Price £465,000





LOCATION

Springfield Terrace enjoys a tucked-away position in the popular Mitcham's Corner area of Cambridge, offering an appealing balance of city living and green space. The property is conveniently placed for the independent shops, cafés, restaurants and everyday amenities of Mitcham's Corner, while Jesus Green and the River Cam are close by for riverside walks and outdoor recreation. Cambridge city centre is readily accessible on foot or by bicycle, with its extensive range of shopping, dining and cultural attractions, alongside convenient access to the city's main commuter routes and transport links. Springfield Terrace is ideally positioned in the popular Mitcham's Corner area of Cambridge, offering a convenient blend of city living, local amenities and nearby green spaces. A variety of independent shops, cafés, restaurants and everyday facilities are within easy reach, while Jesus Green and the River Cam provide attractive open spaces for walking, cycling and recreation. The historic city centre, with its extensive range of shopping, dining and cultural attractions, is readily accessible on foot or by bicycle, with regular bus services and convenient access to Cambridge's wider commuter network.

PANELLED ENTRANCE DOOR

with picture light above leading into:

SITTING ROOM

with exposed brick wall and fireplace with tiled hearth, radiator, double glazed sash window to front aspect, inset LED downlighters, panelled door leading through into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with soft close feature with stone effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, Range cooker with fire gas burner and three ovens, extractor hood above, other fitted appliances include inset concealed dishwasher, low level fridge and freezer, integrated and concealed Becko washing machine, understairs storage cupboard with lighting, shelving and power, wood effect flooring, inset LED downlighters, panelled door providing access to stairs rising to first floor accommodation, double glazed window out onto rear aspect and opening into:

FAMILY/DINING AREA

with wood effect flooring, inset LED downlighters, radiator, double glazed window to side aspect, part vaulted ceiling with large Velux skylight, bi-folding doors leading out to garden.

ON THE FIRST FLOOR

LANDING

with large loft access with drop down ladder, doors leading into respective rooms.

PRINCIPAL BEDROOM

with cast iron feature fireplace with wooden exposed timber mantel and surround, built-in wardrobe fitted with railings and shelving, radiator, inset LED downlighters, double glazed sash windows to front aspect.

BEDROOM 2

with painted cast iron feature fireplace with painted wooden mantel creating a focal point to the room, built-in wardrobe, fitted railings and shelving, radiator, inset LED downlighters, internal window to landing, double glazed window to rear aspect.

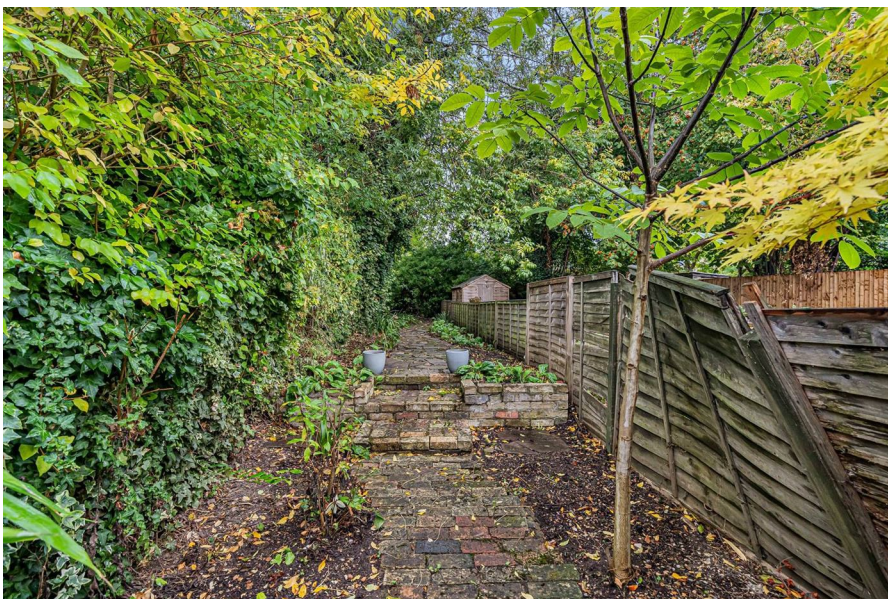
FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with dual shower head one wall mounted and one freestanding, hot and cold mixer bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, storage cupboards under, tiled surround, feature cast iron fireplace, heated towel rail, wall mounted mirrored cupboard, inset LED downlighters, extractor fan, cupboard housing Logic gas fired combi boiler providing hot water and heating for the property, Velux skylights out onto side aspect.

OUTSIDE

To the front the property is approached off Springfield Terrace via pedestrian pathway leading to a low level brick wall with front garden being enclosed and principally paved.

To the rear of the property is an extensive garden principally paved with initial patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain. Side return laid to slate shingle following on from the patio area leads onto a reclaimed brick pathway borders with some well stocked bedding. Meandering through the central part of the garden with then some brick steps up to a further paved pathway with a continuation of the well stocked bedding and some mature trees on the left hand boundary which continues on down to the bottom of the garden where there is an access gate leading back round to the front of the terrace.

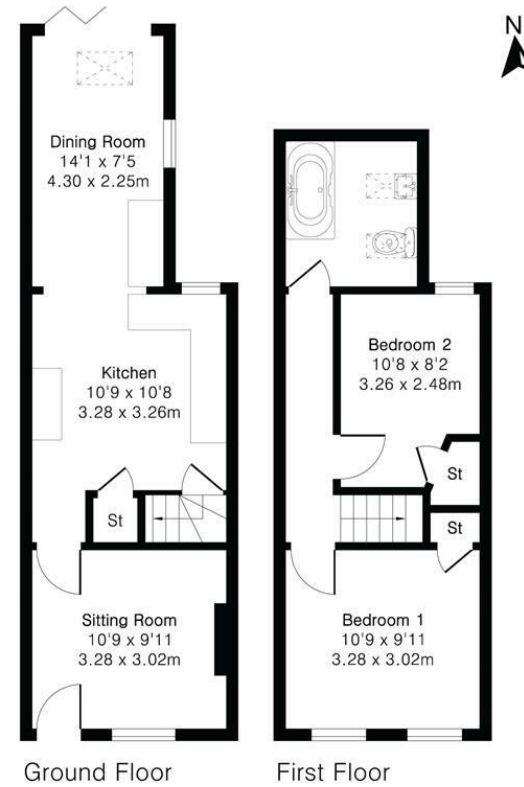




Approximate Gross Internal Area 675 sq ft - 63 sq m

Ground Floor Area 364 sq ft – 34 sq m

First Floor Area 311 sq ft – 29 sq m



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	79	61
EU Directive 2002/91/EC		

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Tenure – Freehold

Council Tax Band – D

Local Authority – Cambridge City Council



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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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.



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