



Church End, Cambridge, CB1 3LF



Church End

Cambridge,
CB1 3LF

- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Utility
- 2 Bathrooms (1 En Suite)
- Enclosed Rear Garden
- Parking
- Garage

A three bedroom semi-detached property extending to approximately 1144sqft and arranged over two floors. The property further benefits from off-road parking and garage, as well as generous rear garden and is located close to local amenities and transport links.



Guide Price £525,000





LOCATION

Church End is a highly regarded residential setting on the eastern side of Cambridge, offering the perfect balance of village character and city convenience. Situated within the sought-after parish of Cherry Hinton, the area benefits from a range of local amenities including shops, schools, healthcare facilities and recreational spaces, while Cambridge city centre is easily accessible by bicycle, bus or car. The nearby A14, M11 and Cambridge railway station provide excellent transport links for commuters, and the area is well served by regular public transport routes. Residents also enjoy easy access to the beautiful open spaces of Cherry Hinton Hall Park and nearby countryside walks.

FRONT DOOR

into:

ENTRANCE HALL

carpeted, downlight, radiator, upvc double glazed window overlooking front of the property, stairs leading to first floor and access into various rooms including:

DOWNSTAIRS W C

with tile effect laminate flooring, upvc double glazed frosted window overlooking front of the property, low level w.c., wash hand basin, radiator, part tiled walls, downlight, fuse box.

SITTING ROOM

carpeted, two radiators, LED spotlights, feature stone effect gas fire, upvc double glazed doors leading out onto rear terrace and garden.

DINING ROOM

carpeted, radiator, upvc double glazed window overlooking front of the property, LED spotlights.

KITCHEN

with wood effect laminate flooring, a range of floor and wall units, laminate worktop, integrated Electrolux oven, integrated 4 ring Indesit gas hob with extractor fan, space for fridge/freezer, space and plumbing for dishwasher, one and a half stainless steel sink and drainer, upvc double glazed window overlooking rear of the property, radiator, downlight, part tiled walls, laminate breakfast bar, pantry style storage cupboards.

UTILITY ROOM

with wood effect laminate flooring, upvc double glazed door leading out onto the rear garden, range of floor and wall units with laminate worktop, space and plumbing for washing machine, space and plumbing for dryer, stainless steel sink and drainer, cupboard housing Worcester boiler, part tiled walls, downlight.

ON THE FIRST FLOOR

LANDING

carpeted, upvc double glazed window overlooking front of the property, radiator, downlight, airing cupboard with hot water tank, access into loft and various rooms including:

PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking rear of the property, built-in wardrobes with hanging rail and shelving, radiator, LED spotlight, access into:

ENSUITE SHOWER

with laminate flooring, three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin, part tiled walls, upvc double glazed frosted window overlooking front of the property, LED spotlights, extractor fan, radiator.

BEDROOM 2

carpeted, built-in wardrobe with hanging rail and shelf, upvc double glazed window overlooking rear of the property, downlight, radiator.

BEDROOM 3

carpeted, upvc double glazed window overlooking front of the property, downlight, radiator.

BATHROOM

four piece suite comprising of bath, walk-in tiled shower, low level w.c., wash hand basin, part tiled walls, upvc double glazed frosted window overlooking rear of the property, radiator, LED spotlights, extractor fan.

OUTSIDE

The property is approached via a pathway leading to front door and continuing around to timber gate offering side access into the rear garden. Front of the property has borders containing a variety of hedges.

Allocated parking in front of GARAGE with up and over roller door, power, concrete base and eaves storage. Access into rear garden via the garage, personal doors. The garden is predominantly laid to lawn with borders containing a variety of shrubs, trees and hedges. Sunken terrace area perfect for outside seating and al fresco dining. Outside power and outside water tap. The rear garden is fully enclosed by timber fencing, side gate leading out to the front of the property.





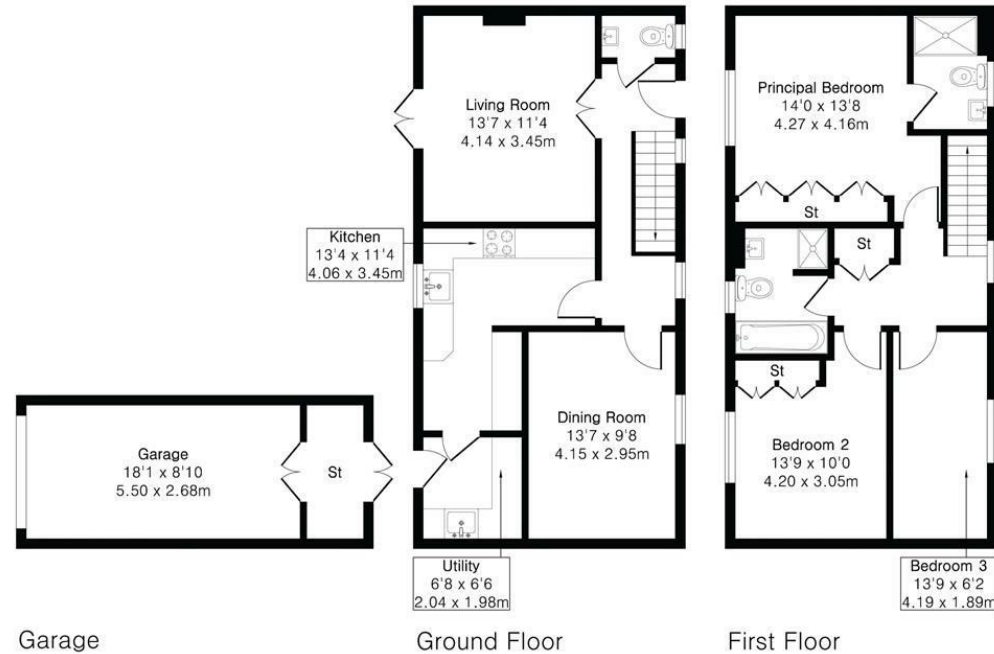


**Approximate Gross Internal Area 1144 sq ft - 106 sq m
(Excluding Garage)**

Ground Floor Area 572 sq ft – 53 sq m

First Floor Area 572 sq ft – 53 sq m

Garage Area 195 sq ft – 18 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(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	EU Directive 2002/91/EC

Guide Price £525,000

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.



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.