

Cromwell Road, Cambridge, CB1 3EG

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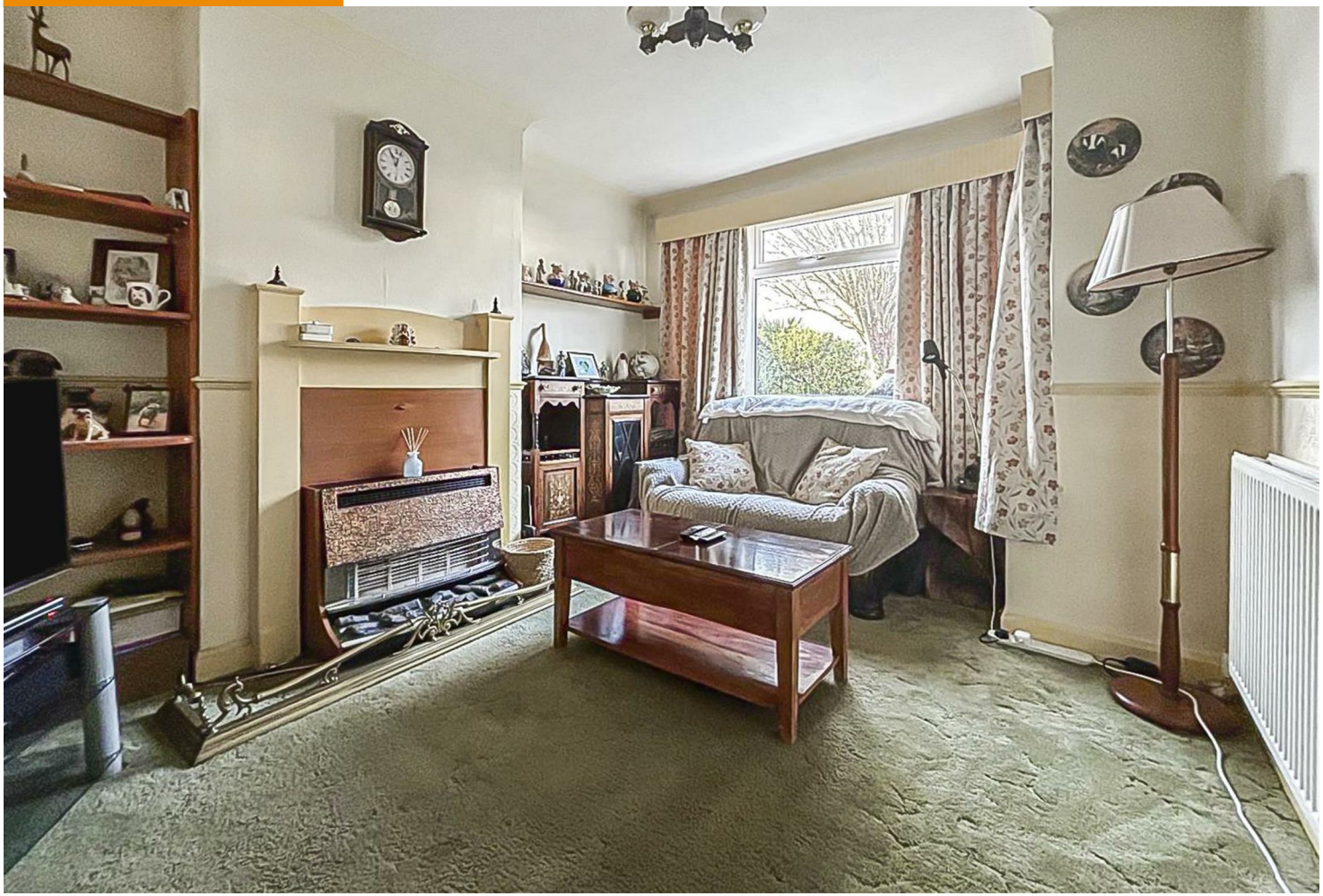
Guide Price £425,000



A three bedroom semi-detached property extending to approximately 861sqft and arranged over two floors which would benefit from sympathetic modernisation throughout. The property further benefits from a generous rear garden and garage and is located close to local amenities and transport links.

LOCATION

Cromwell Road enjoys a highly convenient position in the sought-after Romsey area of Cambridge, offering easy access to a wide range of local amenities, independent shops, cafés and supermarkets. Cambridge city centre, the historic university colleges and the vibrant leisure and retail facilities around the station are all within easy reach, while Cambridge Railway Station provides excellent connections to London and beyond. The area is well served by regular bus routes and cycle paths, making commuting straightforward, and benefits from nearby parks, schools and healthcare facilities.








UPVC DOUBLE GLAZED FRONT DOOR
leading into:

ENTRANCE HALL
with downlight, radiator, stairs leading to first floor, access into various rooms.

SITTING ROOM
carpeted, radiator, upvc double glazed bay style window overlooking front of the property, feature fireplace with gas fire.

DINING ROOM
carpeted, radiator, feature fireplace with timber mantelpiece and gas fire, understairs storage cupboard containing fuse box and gas meter, boiler, further storage cupboard with shelving, upvc double glazed door leading into lean-to, downlight.

KITCHEN
with a range of floor and wall units, laminate worktop, integrated oven and 4 ring electric hob, stainless steel sink and drainer with mixer tap, upvc double glazed window looking into the conservatory, part tiled walls, downlight, space for fridge and freezer, door into and steps down to:

CONSERVATORY
carpeted, radiator, window overlooking the rear garden, doors leading out onto rear terrace area and garden.

BATHROOM
carpeted, three piece suite comprising bath with shower over, wash hand basin, low level w.c., upvc double glazed frosted window overlooking the garden, downlight, extractor fan, electric heater, radiator.

ON THE FIRST FLOOR

LANDING
carpeted, upvc double glazed frosted window overlooking side of the property, radiator, downlight, access into loft.

PRINCIPAL BEDROOM
carpeted, two built-in storage cupboards, radiator, upvc double glazed window overlooking front of the property, downlight, picture rails.

BEDROOM 2
carpeted, downlight, upvc double glazed window overlooking rear of the property, radiator, picture hanging rails.

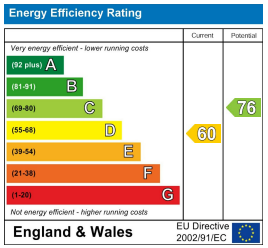
BEDROOM 3
carpeted, upvc double glazed window overlooking rear of the property, picture hanging rails, downlight.

OUTSIDE
The property is approached via brick paved driveway offering off-road parking and leads to front door. Front garden is partially enclosed via timber fencing, borders containing a variety of shrubs and bushes. Pathway to side access to rear garden.

Rear garden with passage from front of the property via a gate, terraced area perfect for outside seating and al fresco dining. The garden is enclosed via timber and wire fencing, predominantly laid to lawn with borders containing a variety of trees, hedges and shrubs. The garden is east facing, gate out to the rear of the property and GARAGE with up and over door, personal door from the garden, storage shed.

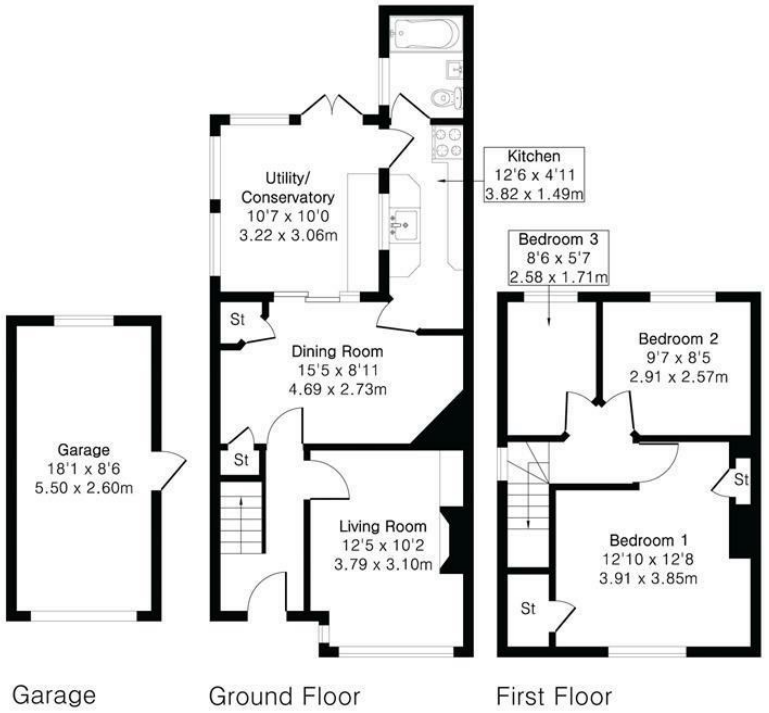






Approximate Gross Internal Area 861 sq ft - 80 sq m (Excluding Garage)

Ground Floor Area 525 sq ft – 49 sq m
First Floor Area 336 sq ft – 31 sq m
Garage Area 154 sq ft – 14 sq m



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Tenure - Freehold
Council Tax Band - C
Local Authority - Cambridge City Council

PINKPLAN

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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