



40 Cowper Road, Cambridge, CB1 3SN
Guide Price £425,000 Freehold



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A CHARACTERFUL AND MUCH IMPROVED, 3-BEDROOM PERIOD HOME WITH A GOOD-SIZED GARDEN AND SCOPE FOR EXPANSION (STPP), LOCATED ON A SOUGHT-AFTER ROAD TO THE EAST OF THE CITY CENTRE. SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

- Charming, terraced character home
- 3 bedrooms, ground floor bathroom
- Generous west-facing rear garden
- Plot size of 0.03 acres
- Well-appointed kitchen, bay-fronted living/dining room
- Attractive stripped wooden floorboards
- Triple-glazed windows
- Gas central heating to radiators
- On street parking
- No onward chain room

This charming, terraced house is believed to have been constructed shortly after the Victorian era and is presented in excellent order. It is pleasantly located on a quiet, sought-after road a short distance south-east of the city centre and within easy reach of a range of amenities.

The property is entered through a solid wood door with fanlight above and into the bay-fronted living/dining room, which has a dual aspect, stripped wooden floorboards and an enclosed staircase to the first floor with storage cupboard under. The well-appointed kitchen has a good range of fitted wall and base units, granite floor and worktops, tiled splash backs, a ceramic sink unit, plumbing for washing machine, space for a cooker, fridge and freezer, and a side door to the rear garden. At the rear, the bathroom has a panelled bath with a shower over, a pedestal wash basin, a low-level WC, a heated towel rail, a granite floor, and custom made fitted storage cupboards.

On the first floor, there are three good-sized bedrooms. The landing has a cupboard housing the combination boiler and a hatch with a ladder providing access to the loft space, which has scope to be converted, subject to the necessary consents.

Outside, the property is set back from the road behind a low-level wall and a shallow, gravelled front garden with paving. To the rear is a mature, relatively low-maintenance garden, which provides a good degree of privacy and enjoys a westerly aspect. There are a variety of shrubs and plants, a patio area directly to the rear of the house and a shed at the end of the garden.

Location

Cowper Road lies between Cherry Hinton Road and Lichfield Road, less than 2 miles south-east of Cambridge city centre. It is well placed for local shopping facilities on Cherry Hinton Road along with the Leisure Park at the junction with Hills Road providing cinema, restaurants, gym, Tesco Express, Sainsbury's Local and further entertainment facilities. There is also local primary and secondary schooling in the area. Cherry Hinton Hall and its surrounding park are nearby, and the area is also very well-placed for access to the railway station, Addenbrooke's Hospital and the Biomedical Campus.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 70 sqm (750 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		70
(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	

