Elizabeth Way, Cambridge, CB4 1DD

CHEFFINS

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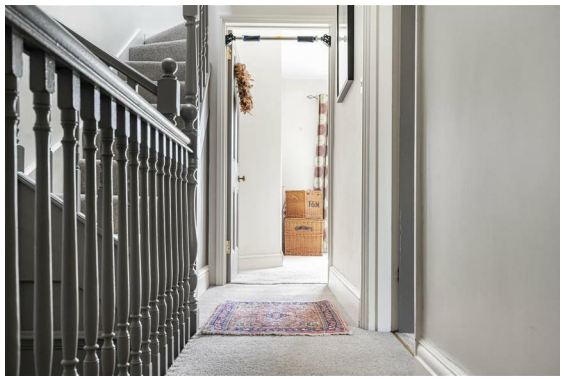
Guide Price £640,000

A well presented four bedroom semi-detached property extending to approximately 1508sqft and arranged over three floors. The property further benefits from a generous rear garden and is located close to local amenities and transport links. The property is being offered with the benefit of no chain.



LOCATION

Elizabeth Way enjoys a highly convenient north Cambridge location, offering excellent access to the city centre, the River Cam and a wide range of everyday amenities. Residents benefit from nearby supermarkets, local shops, cafes and leisure facilities, while Cambridge North railway station and the A14 provide superb transport links for commuters. The area is also well served by regular bus routes and extensive cycle paths, with the Cambridge Science Park, Business Park and St John's Innovation Centre all within easy reach. Combining practicality, connectivity and proximity to green open spaces, this is a popular and well-established residential setting.

FRONT ENTRANCE DOOR
into:

ENTRANCE HALL
with tiled floor, radiator, downlight, understairs storage cupboard, radiator, access into various rooms including:

KITCHEN
with tiled floor, a range of floor and wall units with laminate worktop, integrated oven and 5 ring gas hob with extractor fan, plumbing for dishwasher, sink and drainer with mixer tap, LED spotlights, and upvc double glazed window overlooking side of the property as well as upvc double glazed doors leading out onto large paved terrace area and rear garden, space for fridge/freezer, cupboard housing boiler, door into pantry cupboard with tiled flooring, space and plumbing for washing machine, floor unit with laminate worktop, upvc double glazed window overlooking side of the property and further shelving.

DOWNSTAIRS W C
with tiled flooring, part tiled walls, low level w.c., wash hand basin, downlight, extractor fan.

HALLWAY
with oak flooring, radiator, stairs to first floor and access into:

SITTING/DINING ROOM
with continuation of the oak flooring, upvc double glazed bay style window overlooking the front of the property as well as a further upvc double glazed window, two downlights, two radiators, feature fireplace with stone hearth, coving. Dining room with oak flooring, radiator, downlight, feature tiled fireplace with timber mantelpiece, upvc double glazed doors leading out onto the rear terrace and garden, coving.

ON THE FIRST FLOOR

LANDING
carpeted, LED spotlights, access into various rooms.

BEDROOM 2
carpeted, upvc double glazed sash windows overlooking front of the property, radiator, feature fireplace, downlight, fitted wardrobe with hanging rail and shelving and door into:

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

BEDROOM 3
carpeted, downlight, upvc double glazed sash window overlooking the rear garden, radiator, feature fireplace.

BEDROOM 4
carpeted, two upvc double glazed sash windows overlooking the side and rear of the property, feature fireplace, radiator, downlight.

BATHROOM
with three piece suite comprising of bath with shower over, wash hand basin, low level w.c., tiled floor and walls with LED spotlights, heated towel rail, upvc double glazed sash window overlooking side of the property.

STAIRS UP TO SECOND FLOOR

LANDING
carpeted, eaves storage, Velux window, downlight, further storage cupboard with shelving.

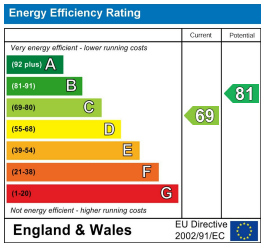
PRINCIPAL BEDROOM
with upvc double glazed sash window overlooking the rear of the property, carpeted, radiator, LED spotlights and door into:

ENSUITE
comprising of walk-in tiled shower, wash hand basin, low level w.c., radiator, tiled floor and walls, LED spotlights, Velux window, extractor fan.

OUTSIDE
The property is approached via pathway leading to side gate into the rear garden. The front garden is predominantly paved, with borders containing a variety of hedges and shrubs, gate leading into rear garden on rear terrace area and front door.

West facing rear garden, in excess of 100ft, with terrace area perfect for outside seating and al fresco dining. Rear garden is predominantly laid to lawn and enclosed via timber fencing and hedging, borders containing a variety of shrubs, trees (including fruit trees) and bushes, pathway leading down to the end of the garden with large timber storage shed.

Approximate Gross Internal Area 1508 sq ft - 140 sq m
Ground Floor Area 662 sq ft – 62 sq m
First Floor Area 627 sq ft – 58 sq m
Second Floor Area 219 sq ft – 20 sq m



Guide Price £640,000
Tenure - Freehold
Council Tax Band - E
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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