



Humphreys Road, Cambridge, CB4 2JR

CHEFFINS

Humphreys Road

Cambridge,
CB4 2JR

A three bedroom mid-terrace property that would benefit from sympathetic modernisation throughout extending to approximately 825sqft and arranged over two floors. The property benefits from a generous rear garden and off-road parking for multiple vehicles and is located close to local amenities, Cambridge science park, and transport links including Cambridge North Station and the A14.

3 1 1

Guide Price £350,000





UPVC DOUBLE GLAZED FRONT DOOR
leading into:

ENTRANCE HALL
carpeted, downlighter, stairs leading to first floor, access into various rooms.

SITTING ROOM
carpeted, window overlooking front garden, radiator, downlighter, storage cupboard containing gas and electricity meters, gas fire with back boiler, sliding doors out onto:

LEAN-TO
with door out into rear garden.

KITCHEN/BREAKFAST ROOM
carpeted, windows overlooking front garden, downlighter, a range of floor and wall units with laminate worktop, stainless steel sink and drainer, upvc windows overlooking rear of the property, doors out onto terrace area and rear garden, space and plumbing for washing machine, space for oven and hob, storage cupboard containing water tank, radiator.

ON THE FIRST FLOOR

LANDING
carpeted, upvc window overlooking rear garden, downlighter, access into various rooms.

PRINCIPAL BEDROOM
carpeted, window overlooking front of the property, built-in storage cupboard, wardrobe with hanging rail, access to loft.

BEDROOM 2
carpeted, window overlooking rear garden, downlighter, radiator.

BEDROOM 3
carpeted, window overlooking front of the property, downlighter, radiator, built-in wardrobe.

BATHROOM
carpeted, upvc frosted window overlooking rear garden, three piece suite comprising of low level w.c., wash hand basin, bath with shower over, partly tiled walls, radiator, downlighter.

OUTSIDE
The property is approached via pathway leading to front door with off-road parking for multiple vehicles. The front garden is predominantly gravelled with border containing a variety of shrubs and bushes.

Rear garden with covered terrace area perfect for al fresco dining. Outside w.c. which is carpeted with low level w.c.

The rear garden is fully enclosed via timber fencing and is predominantly laid to lawn with borders containing various hedges and shrubs, timber storage shed and gate which leads out via a side passage which leads out onto Mere Way.

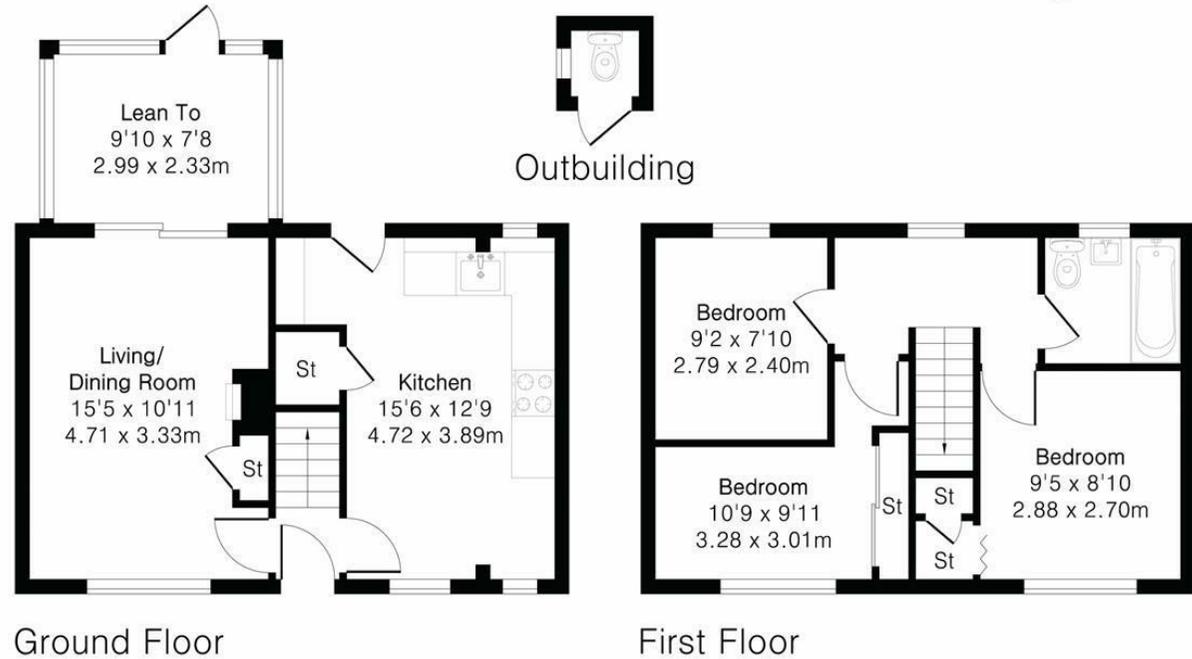


**Approximate Gross Internal Area 825 sq ft - 77 sq m
(Excluding Outbuilding)**

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 372 sq ft – 35 sq m

Outbuilding Area 9 sq ft – 1 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	76
(39-54) E	60
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £350,000

Tenure – Freehold

Council Tax Band – C

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.

