



**Birdwood Road, Cambridge, CB1 3TB**

**CHEFFINS**

# Birdwood Road

Cambridge,  
CB1 3TB

A beautifully presented five bedroom semi-detached property offering highly versatile accommodation extending to approximately 1590sqft and arranged over three floors. The property further benefits from off-road parking, a generous rear garden and outdoor kitchen situated in a sought after city location close to local amenities including, Cambridge station, Addenbrookes biomedical campus and local transport links

5 3 2

**Guide Price £700,000**





## LOCATION

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Birdwood Road is a sought-after residential address in the popular CB1 area of Cambridge, offering an ideal balance of convenience and community. Situated just off Mill Road, residents enjoy easy access to a vibrant mix of independent shops, cafés and amenities, while Cambridge city centre and the mainline railway station are both within walking or cycling distance. Excellent transport links, including nearby bus routes and road access out of the city, make commuting straightforward.

**FRONT DOOR**

into:

**ENTRANCE HALL**

with wood effect laminate flooring, LED spotlights, stairs leading to first floor, radiator, understairs storage cupboard, coat hanging rail, door into:

**DINING ROOM**

with continuation of the wood effect laminate flooring, range of floor units with timber worktop, butler style sink with mixer tap, partially tiled walls, 4 ring electric Samsung induction hob and extractor fan, upvc double glazed window overlooking the front of the property, downlighter, brick built feature fireplace.

**KITCHEN/DINING ROOM**

built in laundry cupboard, space and plumbing for washing machine, continuation of the wood effect laminate flooring, LED spotlights, radiator, and tiled floor. KITCHEN with a range of floor and wall units, pan drawers, timber worktop, partially tiled walls, stone sink and drainer with mixer tap, space for fridge/freezer, integrated Indesit oven and grill as well as space and plumbing for dishwasher, 4 ring induction hob and extractor fan, cupboard housing boiler and spotlights, sliding doors into:

**HALLWAY**

with continuation of wood effect laminate flooring, leading to a further bedroom.

**SITTING ROOM**

with continuation of the wood effect laminate flooring, LED spotlights, radiator, bi-folding doors out onto the rear garden, Velux windows allowing additional light.

**BEDROOM 4/STUDY**

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

**ENSUITE**

with tiled flooring, walk-in shower, low level w.c., bidet, wash hand basin with mixer tap, heated towel rail, extractor fan, LED spotlights, Velux window, tiled walls.

**SHOWER ROOM**

with tiled floor and walls, low level w.c., wash hand basin with mixer tap, walk-in tiled shower, heated towel rail, Velux window allowing additional light, extractor fan.

**STUDY/BEDROOM 5**

with upvc double glazed window overlooking the rear of the property, wood effect laminate flooring, radiator, downlighter.

**ON THE FIRST FLOOR****LANDING**

with wood effect laminate flooring, upvc double glazed window overlooking side of the property, access into various rooms.

**BEDROOM 1**

with wood effect laminate flooring, upvc double glazed window overlooking front of the property, radiator, downlighter.

**BEDROOM 2**

with wood effect laminate flooring, upvc double glazed window overlooking rear of the property, radiator, downlighter.

**BEDROOM 3**

with upvc double glazed window overlooking front of the property, wood effect laminate flooring, radiator, downlighter, built-in wardrobe with hanging rail.

**BATHROOM**

with tiled flooring and walls, walk-in tiled shower, low level w.c., wash hand basin, upvc double glazed frosted window overlooking side of the property, heated towel rail, LED spotlights, extractor fan.

**SEPARATE TOILET**

with tiled floor and walls, upvc double glazed frosted window overlooking side of the property, low level w.c., radiator, LED spotlights.

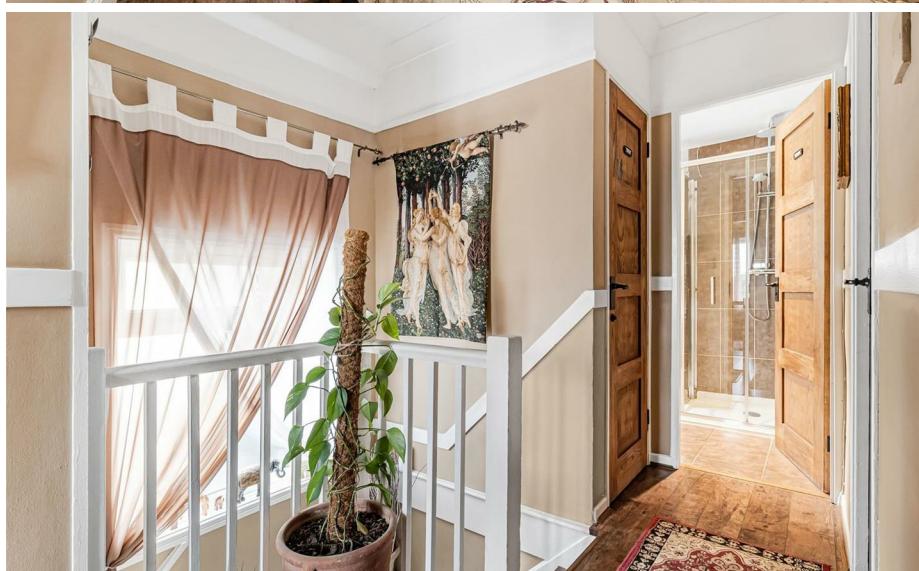
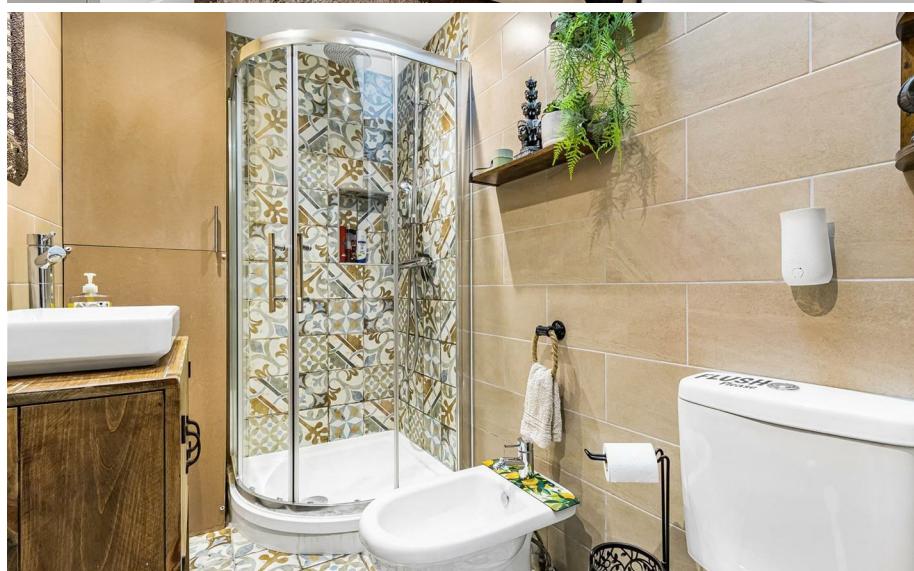
**ON THE SECOND FLOOR****LOFT ROOM**

carpeted, Velux window overlooking the rear of the property and allowing in light, LED spotlights, built-in storage cupboard, radiator.

**OUTSIDE**

The property is approached via brick paved driveway offering off-road parking and the front garden is partially enclosed by timber fencing as well as iron rail fencing, borders containing hedging and a variety of other shrubs, secure bike storage leading to front door.

Rear garden with terrace area, covered timber pergola perfect for alfresco dining. The garden is fully enclosed via timber fencing, borders containing a variety of hedging and shrubs. The garden is predominantly laid to lawn with an outside kitchen area with a range of floor units, timber worktop, stone sink with mixer tap as well as pizza oven, outside electricity point again covered by timber pergola, tiled walkway leading to large timber storage shed with power and further outside electricity.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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 £700,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - Cambridge City Council



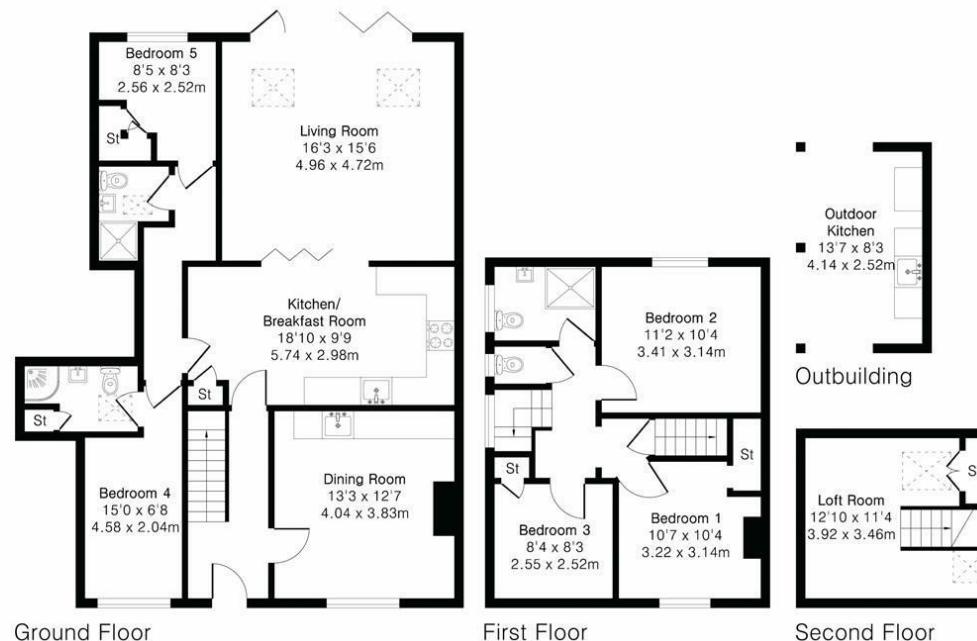
**Approximate Gross Internal Area 1590 sq ft - 148 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1002 sq ft - 93 sq m

First Floor Area 442 sq ft - 41 sq m

Second Floor Area 146 sq ft - 14 sq m

Outbuilding Area 112 sq ft - 10 sq m



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.

