



New Street, Cambridge, CB1 2QT

**CHEFFINS**



## New Street

Cambridge,  
CB1 2QT

An exciting opportunity to acquire a rather stylish and cleverly designed modern townhouse providing well proportioned and versatile living accommodation set over three storeys together with an enclosed courtyard style rear garden and an allocated parking space in a secure parking area set behind automated gates.

3 2 1

**Guide Price £565,000**





## LOCATION

This modern mid terrace townhouse is part of a small select development in such a prominent and convenient position so well placed for access to the city centre and railway station and a vast range of local amenities.

## ENTRANCE HALL

with natural wood style flooring, radiator, staircase off to first floor and door to:

## CLOAKROOM

with low level w.c., corner wash hand basin with tiled splashback, radiator, wall mirror, extractor fan, natural wood style flooring.

## STYLISH OPEN PLAN RECEPTION ROOM with KITCHEN AREA

A delightful spacious area with natural wood style flooring, radiator, built-in storage cupboard understairs, sealed unit double glazed sash windows overlooking the paved courtyard garden and full height sealed unit double glazed doors leading to the garden, radiator, opening to KITCHEN AREA with range of units incorporating a stainless steel sink unit with mixer taps, cupboards beneath and integrated Neff dishwasher, extensive base units comprising work surfaces with cupboards and drawers below, integrated refrigerator, space and plumbing for washing machine, integrated freezer and integrated Neff oven with 4 point gas hob and concealed extractor cooker hood above, range of wall storage cupboards, tiled splashbacks, wall mounted cupboard housing Vaillant gas fired boiler, sealed unit double glazed sash windows to front aspect, extractor fan.

## ON THE FIRST FLOOR

## LANDING AREA

with staircase off to second floor.

## BEDROOM 1

with radiator, sealed unit double glazed windows to rear aspect, built-in wardrobes and storage shelved cupboard units with sliding doors, door to:

## ENSUITE SHOWER ROOM

with wall mounted tiled shower area with folding glazed doors and wall mounted shower unit, wash hand basin with mixer taps and tiled splashbacks, low level w.c., ceramic tiled floor, wall mounted towel rail/radiator, sealed unit double glazed sash window with frosted glass to rear aspect, electric shaver socket and wall mounted medicine cabinet with mirror fronted doors.

## BEDROOM 2

with radiator, sealed unit double glazed sash windows to front aspect.

## BATHROOM

with suite comprising bath with separate shower unit above, ceramic tiled walls, and glazed shower screen, pedestal wash hand basin, low level w.c., electric shaver socket, wall mounted radiator/towel rail, sealed unit double glazed windows to front aspect with frosted glass.

## ON THE SECOND FLOOR

## SMALL LANDING AREA

with built-in airing cupboard housing a wall mounted heater, further built-in cupboard housing hot water cylinder, double glazed Velux window to rear aspect and door to:

## BEDROOM 3

with radiator, sloping eaves and sealed unit double glazed Velux window to rear aspect.

## OUTSIDE

To the front of the property there is a small pebblestone garden area with narrow stone paved path leading to front entrance door and wrought iron railings around, mature shrubs to side.

To the rear of the property there is an enclosed courtyard style garden area with a large paved terrace, mature shrubs and trees to either side, outside tap, outside light, and further paved steps down to further paved area with gated access to rear pathway which in turn leads to a communal car parking area which is accessed via a secure automatic gate and there is one reserved parking space for this property and two visitor parking spaces.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-80) C		
(51-58) D		
(39-50) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	84
EU Directive 2002/91/EC		

Guide Price £565,000

Tenure - Freehold

Council Tax Band - D

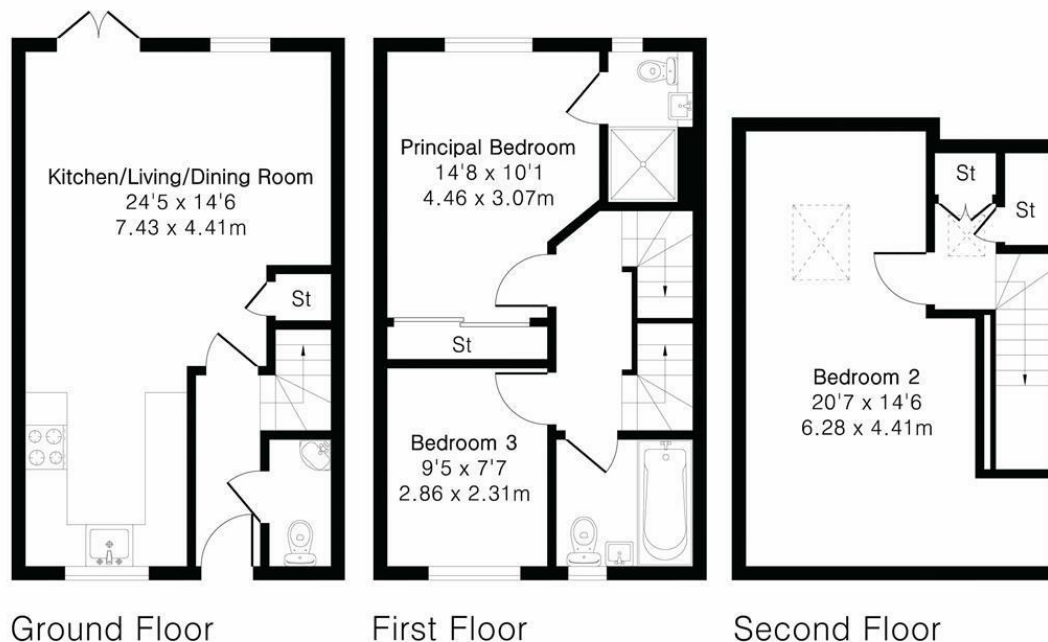
Local Authority - Cambridge City Council

## Approximate Gross Internal Area 998 sq ft - 93 sq m

Ground Floor Area 353 sq ft - 33 sq m

First Floor Area 353 sq ft - 33 sq m

Second Floor Area 292 sq ft - 27 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.

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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: 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.



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