



Cowper Road, Cambridge, CB1 3SL

CHEFFINS

Cowper Road

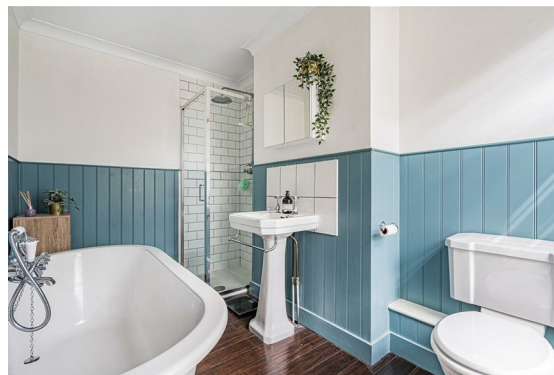
Cambridge,
CB1 3SL

A beautifully presented two bedroom mid terrace property extending to approximately 834sqft and arranged over two floors. The property further benefits from a landscaped rear garden and is located in a convenient south city location off of Cherry Hinton Road close to local amenities and transport links.

2 1 3

Guide Price £450,000





LOCATION

Cowper Road is located off Cherry Hinton Road within the Coleridge ward of Cambridge. The property is well served with a range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.1 miles), Addenbrooke's (1.1 miles) and Cambridge city centre (1.4 mile). Distances approximate.

FRONT DOOR

into:

SITTING ROOM

with timber flooring, downlight, upvc double glazed bay window overlooking the front of the property, gas feature fireplace with stone hearth, radiator, through into:

DINING ROOM

with a continuation of the timber flooring, feature fireplace, radiator, upvc double glazed window overlooking the rear garden, downlight, stairs to first floor, understairs storage cupboard.

KITCHEN/BREAKFAST ROOM

with oak flooring, a range of floor and wall units, laminate worktops, integrated 4 ring gas Bosch hob, stainless steel splashback and extractor fan, integrated Zanussi oven and grill, stainless steel sink and drainer with mixer tap, space for fridge/freezer, wine chiller, upvc double glazed window overlooking the side of the property, space and plumbing for dishwasher and washing machine. Breakfast room with continuation of oak flooring, radiator, downlight, Velux window allowing additional natural light, upvc double glazed French doors leading out onto the rear garden.

ON THE FIRST FLOOR

LANDING

carpeted, radiator, access into loft space and various rooms including;

PRINCIPAL BEDROOM

with timber flooring, upvc double glazed windows overlooking front of the property, feature fireplace, downlight, radiator.

BEDROOM TWO

Carpeted, UPVC double glazed window overlooking the rear garden, radiator, downlight, cupboard housing boiler

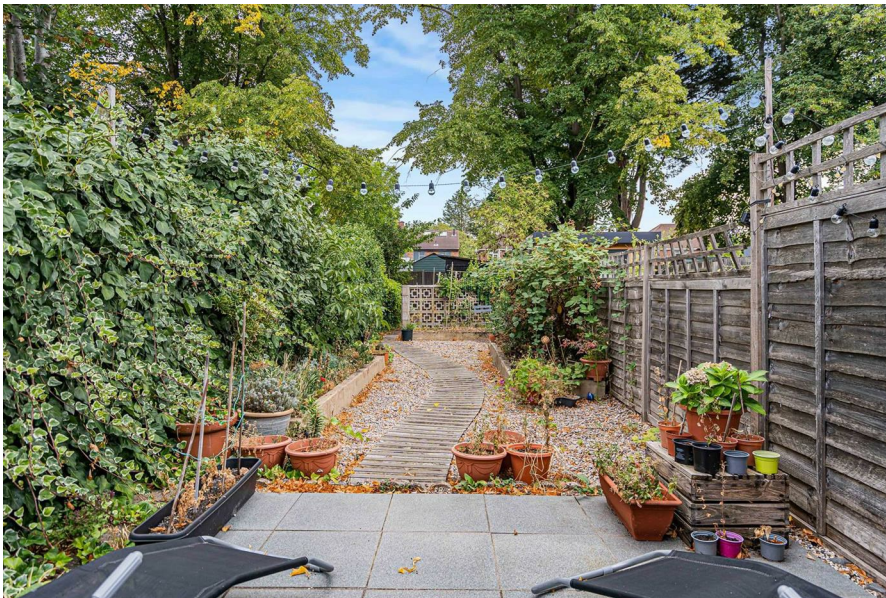
BATHROOM

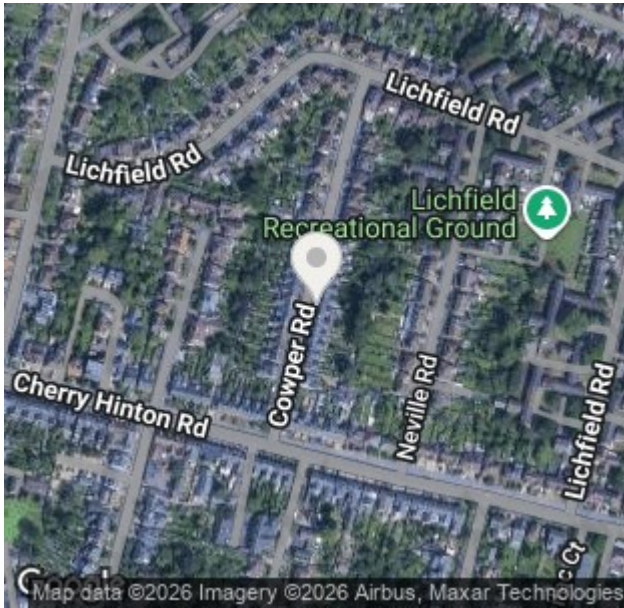
with timber flooring, four piece suite comprising of bath, walk-in tiled shower, low level w.c., wash hand basin, radiator, upvc double glazed window overlooking rear of the property, timber panelling, downlight.

OUTSIDE

The property is approached via pathway leading to front door. Front garden is paved and fully enclosed by wall and cast iron fencing, border containing a variety of shrubs, step up to first floor.

Rear garden is south east facing, terrace perfect for outside seating and al fresco dining, outside water tap. The rear garden is fully enclosed via timber fencing, pathway leading down to the end of the garden with raised beds containing a variety of shrubs and bushes. The garden is low maintenance and predominantly pebbled, further terrace area suitable for outside seating, timber storage shed, gate to the rear leading to passage for both bins and bikes.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £450,000

Tenure - Freehold

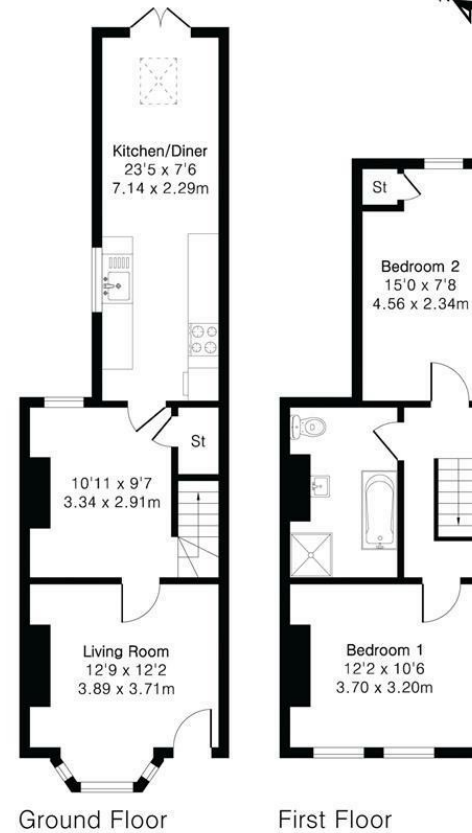
Council Tax Band - C

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.

Approximate Gross Internal Area 840 sq ft - 79 sq m
Ground Floor Area 458 sq ft - 43 sq m
First Floor Area 382 sq ft - 36 sq m



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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.