

Elsworth Place, Cambridge, CB2 8RG

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# Elsworth Place

Cambridge,
CB2 8RG

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## Guide Price £600,000



- End Of Terrace Family Home
- Four Bedrooms
- Open Plan Living/Dining Room
- Breakfast Room
- Low Maintenance Rear Garden
- Two Bathrooms
- Off Road Parking
- Chain Free

A well-established end-of-terrace family home offering well-proportioned accommodation, a low-maintenance rear garden, and the valuable benefit of off-road parking. The property forms part of a select and highly convenient development just off Hills Road, within close proximity to Cambridge Station, Addenbrooke's Hospital, and the city centre.















## LOCATION

Elsworth Place is a quiet residential cul-de-sac situated just off Hills Road in southeast Cambridge, offering a peaceful setting within easy reach of the city's key amenities. The street benefits from excellent accessibility: Cambridge Railway Station is a short walk away, providing fast connections to London and regional destinations, and multiple bus routes run along Hills Road, enabling convenient travel across the city. The area is well served by local shops, cafes and services, including those clustered around Hills Road and the nearby leisure and retail developments at Cambridge Leisure Park. Educational institutions such as Hills Road Sixth Form College and Homerton College are close by, and Addenbrooke's Hospital and the Biomedical Campus are readily accessible via direct transport links. Elsworth Place combines residential tranquillity with strong connectivity and proximity to a broad range of urban amenities.

**STORM PORCH**
covering panelled glazed entrance door with side glazed panel leading through into:

**ENTRANCE HALL**
with wood effect flooring, coved ceiling, inset lighting, doors leading into respective rooms.

**CLOAKROOM**
comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, wood effect flooring, radiator, wall mounted storage cupboards, coved ceiling, inset lighting, double glazed window fitted with privacy glass out onto front aspect.

**FAMILY ROOM/BEDROOM 5**
with wood effect flooring, radiator, double glazed window to front aspect.

**DINING ROOM**
with coved ceiling, wood effect flooring, stairs rising to first floor accommodation with deep and high understairs storage cupboard, double panelled radiator, double glazed window to front aspect, double glazed bay window to side aspect, door through to kitchen and archway opening through into:

**SITTING ROOM**
with wood effect flooring, coved ceiling, double panelled radiator, double glazed sliding door out onto garden.

**KITCHEN**
comprises a collection of both wall and base mounted storage cupboards and drawers fitted with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space for gas cooker, tiled splashback and extractor hood above, space and plumbing for dishwasher and fridge/freezer, tile effect flooring, lighting, radiator, panelled glazed door leading through into:

**BREAKFAST ROOM**
with vaulted ceiling, tiled effect flooring, array of double glazed windows and set of double glazed French doors leading out onto garden.

**ON THE FIRST FLOOR**

**LANDING**
with wood effect flooring, loft access, coved ceiling, cupboard housing hot water cylinder with fitted timber shelving, doors leading into respective rooms.

**PRINCIPAL BEDROOM**
recess ideal for wardrobe/storage, radiator, double glazed window, coved ceiling, wood effect flooring, door into:

**ENSUITE SHOWER ROOM**
with three piece suite with shower cubicle, wall mounted shower head accessed via glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold tap, tiled surround, radiator, lighting, shaver point, extractor fan.

**BEDROOM 2**
with built-in wardrobes fitted with railings and shelving, storage cupboard, wood effect flooring, radiator, double glazed window to front aspect.

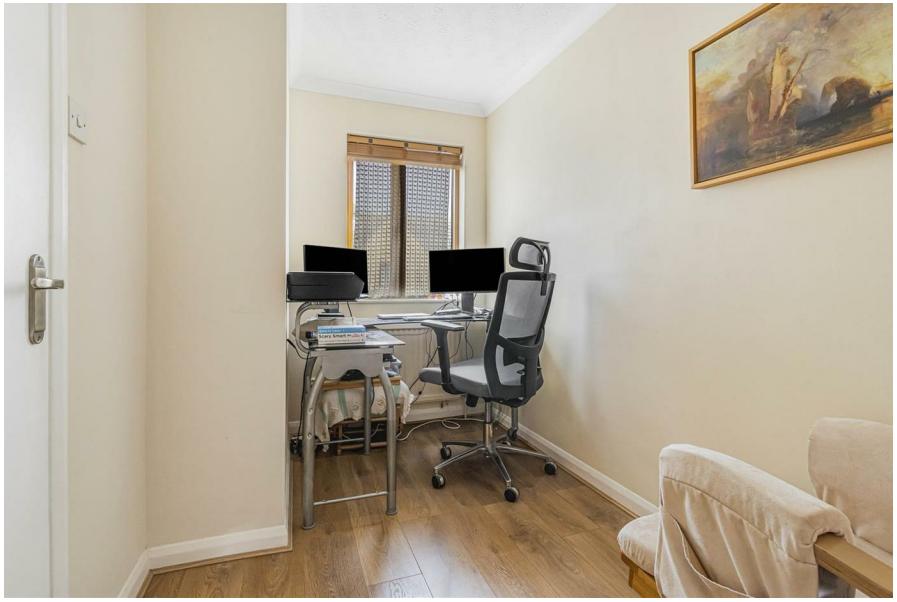
**BEDROOM 3**
with built-in wardrobe fitted with railings and shelving, wood effect flooring, radiator, coved ceiling, double glazed window overlooking garden.

**BEDROOM 4**
with wood effect flooring, coved ceiling, radiator, built-in storage cupboard fitted with railings and shelving, double glazed window to front aspect.

**BATHROOM**
comprising of a three piece suite with panelled bath, separate hot and cold bath taps, electric Powershower, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, wall mounted shaver point, radiator, tiled flooring, extractor fan, Velux skylight to front aspect.

**OUTSIDE**
To the front the property is approached off Elsworth Place by a dropped kerb with parking for two vehicles. The development pathway then leads onto the paved area with a shared pathway to No. 10 and leads round to the side access gate. The remainder of the front garden is formed of well stocked area laid to bedding hugging the property.

To the rear of the property is a low maintenance garden principally paved providing a wonderful space to both relax and entertain outside. The paved area can be accessed off the sitting room and breakfast room. The paved area is bordered via bedding, small pond positioned in the corner of this area and in the other corner of the garden is a rather deep storage shed. There are a couple of mature shrubs dotted around the garden. The property benefits from being end of terrace with a side access gate leading back round to the front of the property.



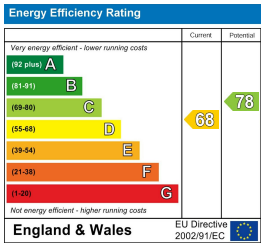













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Tenure - Freehold

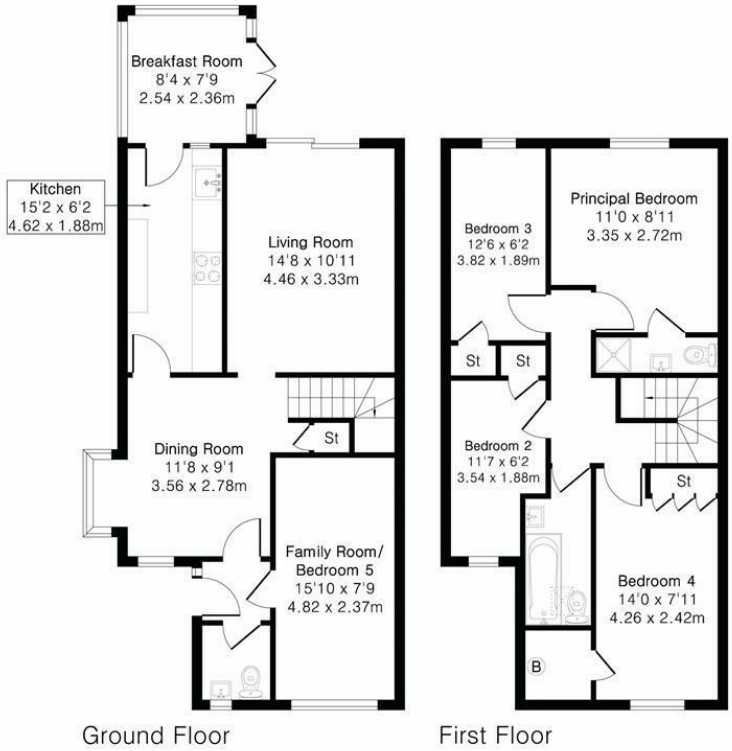
Council Tax Band - E

Local Authority - Cambridge City Council

**Approximate Gross Internal Area 1241 sq ft - 115 sq m**

Ground Floor Area 659 sq ft – 61 sq m

First Floor Area 582 sq ft – 54 sq m




PINK PLAN

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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