



High Street, Cambridge, CB4 1NX

CHEFFINS

High Street

Chesterton, Cambridge,
CB4 1NX

A two bedroom mid-terrace property offering approximately 638sqft of accommodation and arranged over two floors. The property occupies a prominent position along this traditional high street in the sought-after and well-connected area of East Chesterton, offering easy access to a wealth of local amenities, the Chisholm Trail, Cambridge North station, and other major commuter links. Offered for sale with no onward chain.

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Guide Price £325,000



**FRONT DOOR**

into:

SITTING ROOM

with upvc double glazed window overlooking the front of the property, feature cast iron fireplace, downlighter, radiator, wood effect laminate flooring and shelving, into:

DINING ROOM

with a continuation of the wood effect laminate flooring, radiator, downlighter, access into kitchen and stairs to first floor.

KITCHEN

with range of floor and wall units and laminate worktop, integrated 4 ring Becko induction hob and integrated oven with extractor fan, washing machine, fridge and freezer, stainless steel sink and drainer with mixer tap, radiator, windows overlooking the rear garden, door out onto rear garden, tile effect laminate flooring.

ON THE FIRST FLOOR**LANDING**

carpeted, access into loft space, various rooms.

BEDROOM 1

carpeted, upvc double glazed window

overlooking front of the property, radiator, downlighter.

BEDROOM 2

carpeted, upvc double glazed window overlooking rear garden, built-in storage cupboard which houses boiler.

BATHROOM

with tile effect laminate flooring, three piece suite comprising of bath with shower over, part tiled walls, low level w.c., wash hand basin, heated towel rail, downlighter, extractor fan.

OUTSIDE

The property is approached via pathway leading to timber front door.

Rear garden with terrace area ideal for alfresco dining. The garden is predominantly enclosed by wall and timber fencing. There is a gate leading to right of way across the neighbours property for bin access, gravelled area with timber storage shed, border containing a variety of plants and shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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 £325,000

Tenure – Freehold

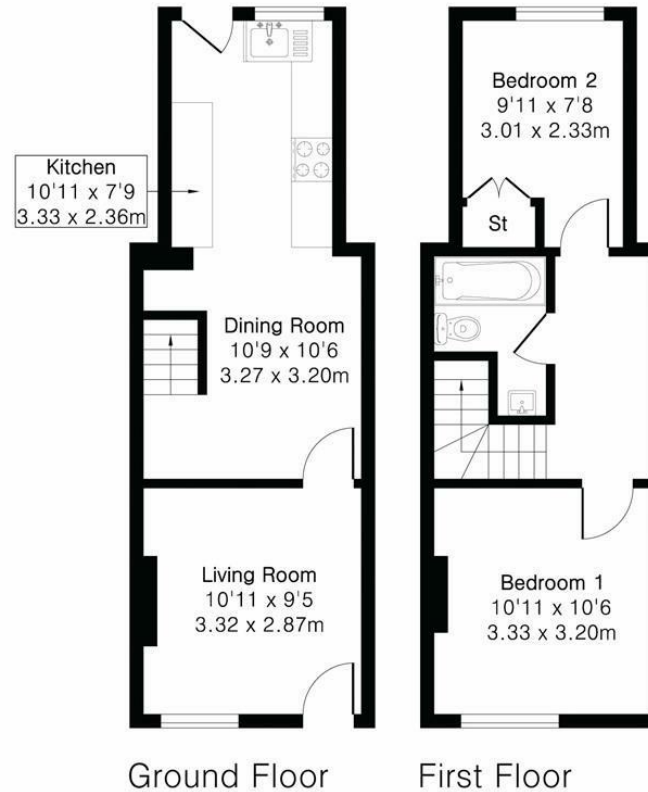
Council Tax Band – B

Local Authority – Cambridge City

Approximate Gross Internal Area 638 sq ft - 60 sq m

Ground Floor Area 319 sq ft – 30 sq m

First Floor Area 319 sq ft – 30 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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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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