



222 Cherry Hinton Road, Cambridge, CB1 7AW
Offers Over £499,950 Freehold



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AN ATTRACTIVE, THREE-BEDROOM VICTORIAN HOME, OFFERING SCOPE FOR IMPROVEMENT AND ENLARGEMENT, AVAILABLE WITH NO ONWARD CHAIN.

- Victorian terraced property
- 925 sqft / 86 sqm
- Rea garden - approx 100ft in length
- Street Parking
- EPC - C / 69
- 3 bedrooms, 1.5 bathrooms, 2 reception rooms
- Plot size - approx 0.05 acres
- Gas-fired heating to radiators
- No onward chain
- Council tax band - C

222 Cherry Hinton Road is a spacious, three-bedroom Victorian terrace home located at the city end of Cherry Hinton Road, offering versatile use having been a successful rental property for several years.

In brief the accommodation comprises of an entrance hall, living room, dining room, family bathroom fitted with a three-piece suite, a kitchen fitted with a range of base and eye-level units, breakfast bar and space for all appliances.

The first floor comprises of three double bedrooms, two of these with built-in storage and a W.C.

Outside, you have large rear enclosed garden measuring circa 100ft, mostly laid to lawn with rear pedestrian access for bikes and bins.

Location

Cherry Hinton Road is a well-regarded residential location, conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital and the city centre.

The green spaces of Coleridge Park, Cherry Hinton Hall and Coldham's Common offer extensive parkland and play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents, Cambridge Wine Merchants and Balzano's deli.

Schooling is available at the highly regarded Morley Memorial Primary School and Hills Road Sixth Form college are a short walk away. There is private schooling available for all age groups in the vicinity including The Perse.

The area is particularly appealing to those looking for the convenience of city living but without compromising on garden space and parking that often come with being right in the very centre.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

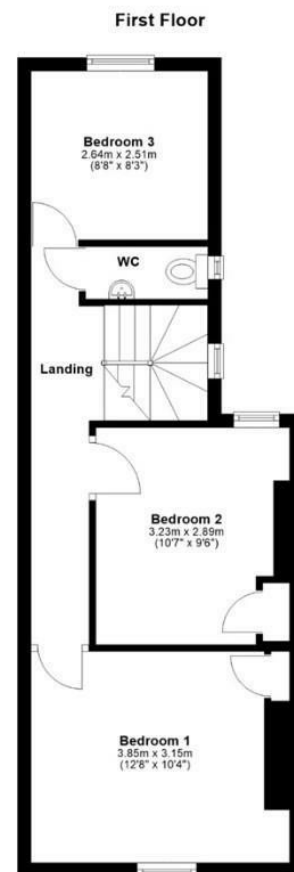
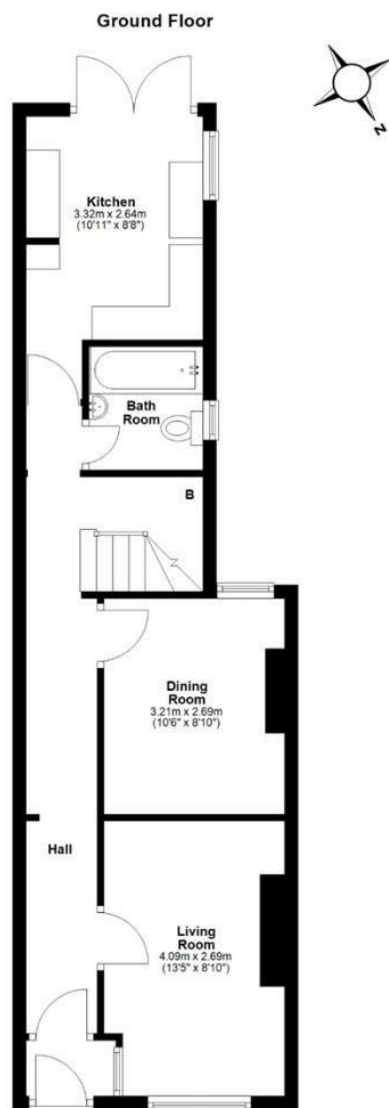
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Approx. gross internal floor area 86 sqm (925 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	69	
(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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



