Cherry Hinton Road, Cambridge, CB1 7DA

CHEFFINS

CHEFFINS

Cherry Hinton Road

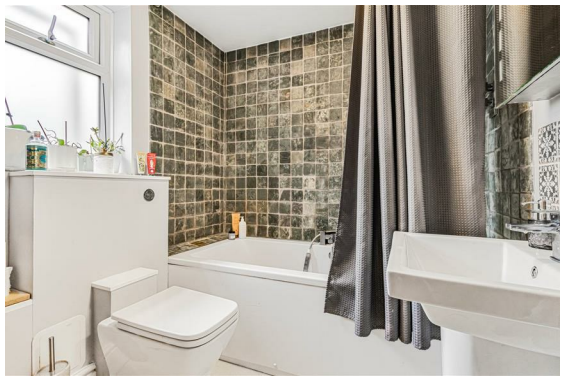
Cambridge,
CB1 7DA

3 1 2

Guide Price £585,000

- Mid-Terraced Victorian Home
- Three Bedrooms
- Studio With En-Suite
- Open Plan Living/Dining Room
- Lengthy Landscaped Rear Garden
- Attractive & Secluded Front Garden

A charming bay-fronted Victorian residence, prominently positioned within this highly sought-after south city location. The property offers beautifully presented and versatile accommodation, complemented by a generous rear garden and a recently constructed, stylish detached annexe. Ideally situated for access to a wide range of amenities, including Addenbrooke's Hospital and Cambridge railway station, the property is also conveniently placed for the city centre and key commuter links.



LOCATION

Cherry Hinton Road enjoys a highly desirable position in south-east Cambridge, combining convenient city access with leafy neighbourhood charm. The property is within walking distance of local shops, cafés, and supermarkets, with Cambridge city centre and the railway station easily reached by bus or a short cycle ride. The area benefits from excellent transport links, including frequent buses, fast rail connections to London, and easy access to the A14 and M11. Outdoor amenities are a highlight, with Cherry Hinton Hall Park nearby, offering play areas, ponds, and scenic walking routes, alongside Coleridge Recreation Ground and other open spaces. The neighbourhood also boasts strong educational options, with highly regarded schools such as Morley Memorial Primary, Coleridge Community College, and St Bede's Inter-Church School within easy reach.

RECEPTION HALL
with exposed and sealed wooden floorboards, radiator, solid wood front entrance door with glazed privacy window to side aspect, large understairs cupboard with fitted coat hooks and shelving, meters.

LIVING/DINING ROOM
with exposed and sealed wooden floorboards, bay double glazed window to front aspect, feature inset fireplace with tiled hearth, bespoke fitted low level wooden cupboards with shelves over, further inset feature fireplace with decorative tiled hearth, opening through to DINING ROOM with radiator, stairs rising to first floor, single glazed sash window to rear aspect with views to lean-to.

KITCHEN
comprising a range of fitted modern wall and base units with oak work surfaces over, soft close drawers, inset dual stainless steel butler style sink with mixer tap and drainer, glazed window to side, space and plumbing for dishwasher and American style fridge/freezer, integrated Neff oven with 4 ring induction hob and extractor hood above, radiator, cupboard housing wall mounted gas Worcester combination boiler. Door through to:

COVERED LEAN-TO
space and plumbing for washing machine and dryer with outside cold water tap.

FAMILY BATHROOM
with modern white suite comprising panelled bath with handheld directional shower and further wall mounted Mains drencher shower, tiled surrounds, low level w.c., with wall mounted concealed flush, wash hand basin with decorative tiled splashbacks, wall mounted cupboard mirror with lights, radiator, privacy double glazed window to side aspect.

ON THE FIRST FLOOR

LANDING
with access to loft space, exposed and sealed wooden floorboards.

PRINCIPAL BEDROOM
with double glazed windows to front aspect, feature cast iron Victorian fireplace with wooden surround, decorative tiled hearth, radiator, exposed and sealed wooden floorboards, fitted wardrobe with rail and shelving above.

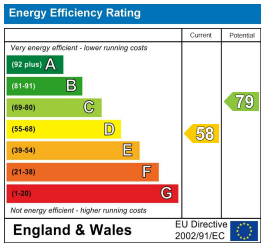
BEDROOM 2
with exposed and sealed wooden floorboards, radiator, sash window to rear aspect.

BEDROOM 3
with sash window to side aspect, radiator.

OUTSIDE
To the front of the property is an enclosed garden principally laid to mature tree and shrub borders, cast iron gate with pathway leading to the front door.

To the rear of the property enclosed garden principally laid to lawn with an array of flower and shrubs and gravelled terraced area. There is a right of way over neighbouring properties.

STUDIO WITH EN-SUITE
Accessed via double glazed sliding doors, with wood effect flooring, under floor heating, sky-light and door through into three piece en-suite with shower, W.C. and hand wash basin.



Guide Price £585,000

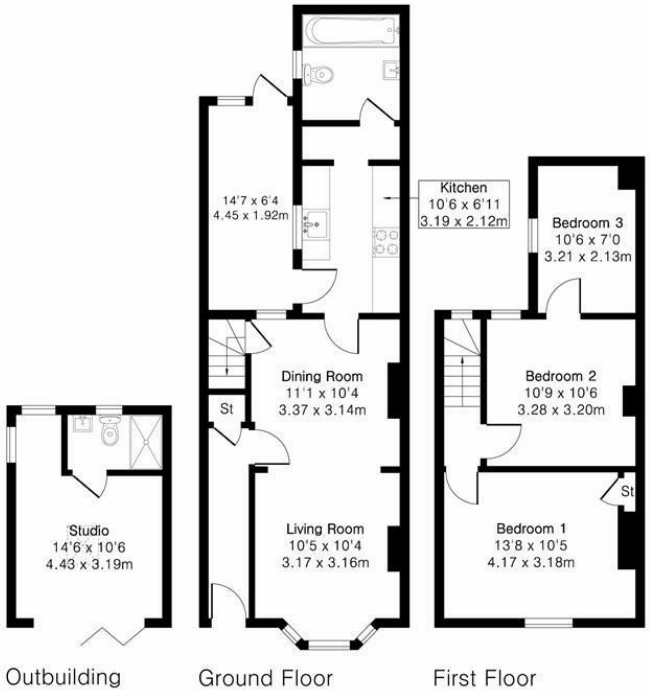
Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council

Approximate Gross Internal Area 924 sq ft - 86 sq m
(Excluding Outbuilding)

Ground Floor Area 555 sq ft – 52 sq m
First Floor Area 369 sq ft – 34 sq m
Outbuilding Area 152 sq ft – 14 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.

CHEFFINS

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

CHEFFINS

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.