

Humphreys Road, Cambridge, CB4 2JR

CHEFFINS

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Cambridge,
CB4 2JR

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Guide Price £425,000

- Established Mid-Terraced Residence
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Lengthy Garden With Rear Access
- Off Street Parking
- Convenient North City Location
- EPC Rating Of C
- Chesterton Community College Catchment



A much improved and stylishly presented mid-terraced residence, offering well-proportioned accommodation across two floors, with a private rear garden and off street parking, occupying a most quiet position on this convenient residential street with an ease of access to a wealth of local amenities, Cambridge Science Park and North Station.















LOCATION

Humphreys Road, located on the northern side of Cambridge, benefits from a wealth of nearby amenities and excellent accessibility. Residents can take advantage of the close proximity to Cambridge Science Park, a hub of innovation and employment, as well as the nearby Cambridge North Station, offering convenient rail links to London and beyond. The area is well-served by several local shops, supermarkets, and eateries, with nearby Milton Road providing a variety of options. For leisure, Milton Country Park and the River Cam are just a short cycle away, offering green spaces for outdoor activities. The area is also served by a number of well-regarded schools, including Milton Road Primary School and Chesterton Community College. Excellent public transport links and easy access to the A14 and M11 make it an ideal location for commuting and connecting to the wider region.

PANELLED GLAZED ENTRANCE DOOR
leading into:

ENTRANCE HALLWAY
with engineered wood flooring, panelled door leading through into:

OPEN PLAN KITCHEN/DINING ROOM
with continuation of the engineered wood flooring throughout, inset LED downlighters, stairs rising to first floor accommodation, radiator, double glazed windows to front aspect, panelled door providing access into storage cupboard and opening through to Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop working surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated Neff 4 ring electric hob with extractor hood above and oven below, integrated and concealed fridge/freezer as well as dishwasher, panelled door providing access into understairs storage cupboard, inset LED downlighters, double glazed window overlooking garden and panelled glazed door leading out to garden with panelled door leading through to:

CLOAKROOM
comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, radiator, marble effect tiled flooring, inset LED downlighters.

SITTING ROOM
with continuation of engineered oak flooring from Dining Room, radiator, inset LED downlighters, double glazed windows to both front and sliding doors leading out to rear aspect.

ON THE FIRST FLOOR

LANDING
with radiator, recess which makes perfect space for a work area, double glazed window overlooking garden, panelled doors leading into respective rooms.

BEDROOM 1
with full width set of built-in wardrobes accessed mirror sliding doors and fitted with railings and shelving, radiator, double glazed window to front aspect.

BEDROOM 2
with radiator, double glazed window to front aspect.

BEDROOM 3
with built-in storage cupboard, double glazed window overlooking garden.

FAMILY BATHROOM
comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap, wall mounted shower with further shower attachment to bath taps, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, fitted drawers underneath wash hand basin, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window overlooking garden.

OUTSIDE
To the front of the property is approached off Humphreys Road via a dropped tarmac kerb leading onto a gravelled driveway with enough parking for two vehicles and the gravelled area is enclosed by some well stocked bedding.

To the rear of the property is a garden principally laid to lawn with a covered paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain. To the right hand corner of the rear part of the garden is a further paved area with timber storage shed and rear access gate.

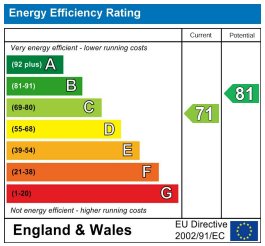








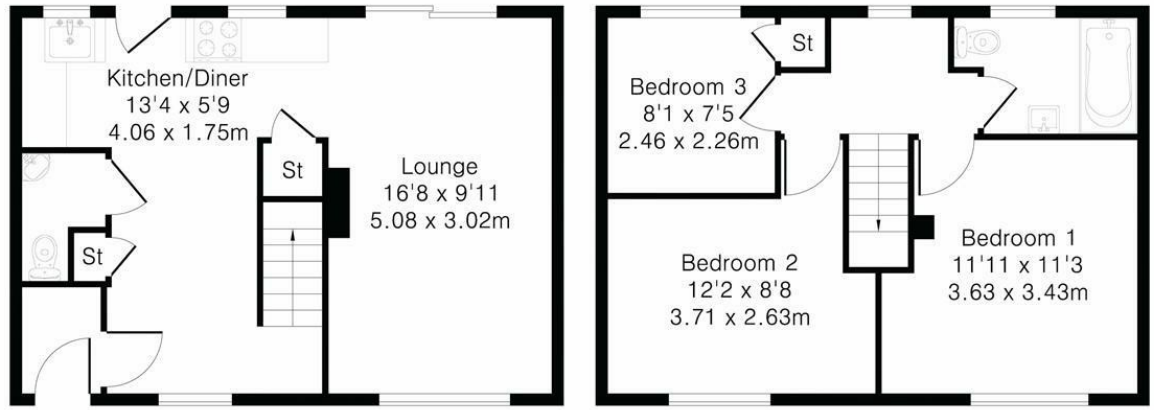




Guide Price £425,000
Tenure - Freehold
Council Tax Band - C
Local Authority - Cambridge

Approximate Gross Internal Area 784 sq ft - 72 sq m

Ground Floor Area 392 sq ft – 36 sq m
First Floor Area 392 sq ft – 36 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

RICS Certified Property Measurer

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