

High Street, Cambridge, CB1 9HZ

CHEFFINS

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High Street

Cherry Hinton, Cambridge,
CB1 9HZ

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Guide Price £425,000

- Semi-Detached Home
- Three Bedrooms
- Two Reception Rooms
- Adjoining Garage
- Lengthy Rear Garden
- No Chain



An established and well proportioned semi-detached residence, in need of sympathetic improvement but holding great potential for further expansion (STP), benefitting from a garage and lengthy rear garden as well as positioned prominently on Cherry Hinton High Street with great accessibility to ARM, Addenbrookes, local amenities and Cambridge Station. Offered with no onward chain.









LOCATION

Situated in the popular and well-established area of Cherry Hinton, to the south-east of Cambridge city centre, the property enjoys convenient access to a range of local amenities along the High Street, including independent shops, cafés, takeaways, a bakery, pharmacy, post office and library. The area also benefits from local schools, recreational facilities and Cherry Hinton Recreation Ground, while Cherry Hinton Hall Park provides further green space nearby. Regular bus services connect the area with Cambridge city centre and railway station, with the A14 and wider road network also readily accessible, making this a convenient location for commuters and those wishing to enjoy the amenities of the city.

STORM PORCH
Storm porch with panel-glazed entrance door and matching side-glazed panels.

ENTRANCE HALL
Stairs rising to first-floor accommodation, understairs storage cupboard, radiator and doors leading to respective ground-floor rooms.

SITTING ROOM
Picture rails, feature fireplace, tiled surround and hearth, radiator and double-glazed window to front aspect. Opening through to dining room.

DINING ROOM
gas fireplace, radiator, picture rails, serving hatch through to kitchen and sliding doors leading out onto rear garden.

KITCHEN
A collection of wall- and base-mounted storage cupboards and drawers, stainless-steel sink with hot and cold mixer tap, space for cooker with tiled splash back, space for low-level fridge, understairs pantry store, wall-mounted gas-fired boiler providing heating and hot water, double-glazed window overlooking rear garden and panel-glazed door leading out onto garden.

FIRST FLOOR LANDING
Loft access, double-glazed window to side aspect and panel doors leading to respective rooms.

BEDROOM ONE
boarded fireplace, radiator and double-glazed window overlooking rear garden.

BEDROOM TWO
Feature fireplace, built-in wardrobe fitted into recess of chimney breast, radiator and double-glazed window to front aspect.

BEDROOM THREE
Radiator and double-glazed window to front aspect.

SHOWER ROOM
Walk-in shower cubicle with wall-mounted shower head and glazed shower partition, hand wash basin with separate hot and cold taps, tiled surrounds, heated towel rail, extractor fan and double-glazed window with privacy glass to rear aspect.

SEPARATE WC
Low-level WC with hand flush.

OUTSIDE
To the rear, a lengthy garden principally laid to lawn, with a paved patio area leading directly from the rear of the property. A pathway meanders along the right-hand side of the garden, bordered by well-stocked flowerbeds, leading through to further areas of established shrubs, shrubbery and trees, together with additional lawned areas. A timber workshop is positioned at the far end of the garden along with a greenhouse. Adjacent to the property is a rear access door into the garage, together with timber storage sheds.

To the front, the property is approached directly from High Street via a dropped kerb leading onto a driveway, providing access to the garage with up-and-over door, together with an additional off-road parking space. The front garden is enclosed by a low-level brick wall and is principally laid to lawn.



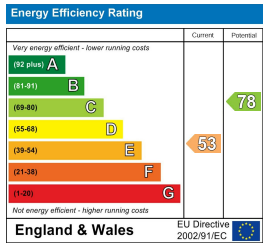












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Tenure - Freehold

Council Tax Band - C

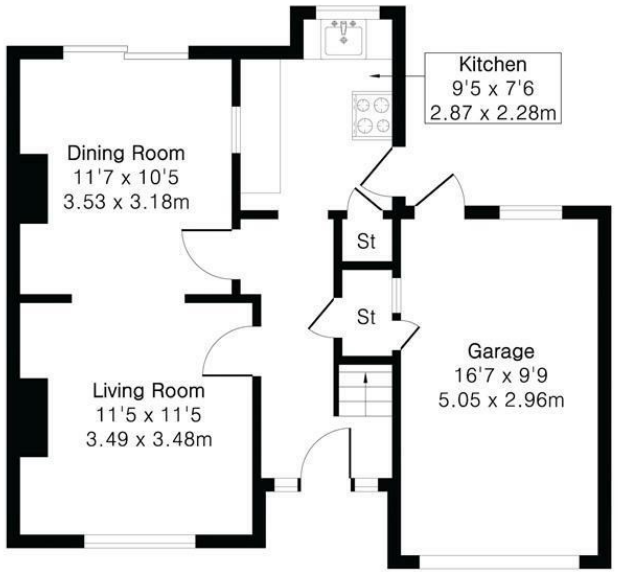
Local Authority - Cambridge City Council

Approximate Gross Internal Area 849 sq ft - 79 sq m (Excluding Garage)

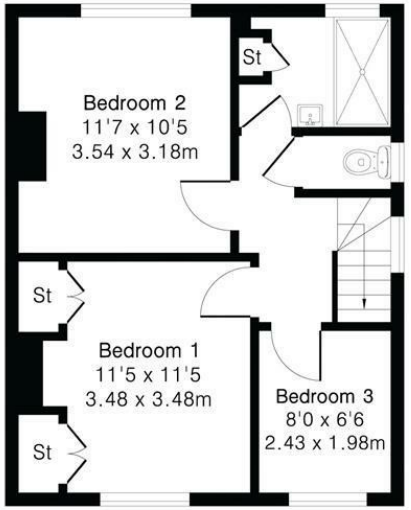
Ground Floor Area 419 sq ft – 39 sq m

First Floor Area 430 sq ft – 40 sq m

Garage Area 161 sq ft – 15 sq m



Ground Floor



First Floor

PINKPLAN

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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Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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