



**ANTONY  
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ESTATE AGENTS

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## MALVERN ROAD, CAMBRIDGE

### OFFERS OVER £450,000 Freehold

**SSTC**

We are pleased to offer this well-presented Georgian styled mid-terraced property on a quiet cul-de-sac in this sought after location in Cherry Hinton. The property benefits from a conservatory and attic conversion for storage. No Onward Chain.

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#### Ground Floor

You enter the property through a double glazed door to a Reception Hall with space for coats, stairs to first floor, beech effect laminate flooring, radiator, stairs rising to first floor. Door leading to:

Lounge/Sitting Room: 14'9 x 13'1 (4.50m x 4.00m) with double glazed feature bay-window to front, double radiator, beech effect laminate flooring, and useful under stairs storage cupboard. Archway to

Dining Room: 9'2 x 8'2 (2.80m x 2.50m) Space for dining table and chairs. Double radiator in dining area, laminate flooring and patio door to conservatory.

Kitchen: 7'11 (2.41m) x 9' (2.74m) Range of wood effect fronted wall and base units, oven, gas hob with extractor fan over. Stainless steel sink with mixer tap, space for undercounter fridge/freezer and plumbing for dishwasher.

Conservatory: Additional reception room with French doors leading to rear garden. Radiator.

#### First Floor

Landing: Access to loft space which has been converted to offer further storage space.

Bedroom One: 12'6 x 9'0 (3.80m x 2.75m) Large Double bedroom, radiator, window to front aspect, built-in wardrobe.

Bedroom Two: 9'6 x 8'10 (2.90m x 2.70m) Double bedroom, radiator, window to rear aspect.

Bedroom Three: 9'6 x 7'1 (2.90m x 2.15m) Built-in over stairs storage cupboard, radiator, window to front aspect.

Bathroom: Contemporary style fitted bathroom comprising bathtub with shower over, WC and wash basin with vanity unit. Heated towel rail. Floor to ceiling tiled walls, with tiled flooring. Window to rear aspect.

Outside: The front of the property is laid to lawn with pathway leading to front door.

The rear garden is mainly laid to lawn, with a terraced area for outdoor seating and entertaining and gate access to path leading to garage.

Single Garage situated in block

Cherry Hinton, Cambridge

Cherry Hinton is located on the doorstep of Cambridge City Centre but before even entering the City, Cherry Hinton offers plenty of attraction and local amenities including various takeaways, restaurants, pubs, high street shops and bakeries.

The city centre is a 10-minute drive from Cherry Hinton and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into Cambridge City centre from the area and there you can also access the city's train links which is handy for those who are looking to commute.

It is also in easy cycling distance from the Addenbrookes Biomedical Campus.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

Tenure: Freehold



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it

cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.