

MALVERN ROAD, CAMBRIDGE



Guide Price: £475,000

This is a well-presented, 3 bedroom end-terrace house in a popular location of Cherry Hinton. The property also benefits from a private, south facing rear garden, allocated parking and a garage.



Features

- ✓ Garage in Block
- ✓ Allocated Parking
- ✓ South Facing
- ✓ Dining Room
- ✓ Close to Amenities
- ✓ Bay Fronted
- ✓ Rear Garden

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NEW LISTING

We are pleased to offer this well-presented, 3 bedroom end-terrace house in a popular location of Cherry Hinton. The property also benefits from a private, non-overlooked, south facing rear garden, allocated parking and a garage. Malvern Road is ideally located, just a few minutes walk from Cherry Hinton Hall Park and the High Street's amenities.

Ground Floor

You enter the property through the:
Recently fitted composite front door with hallway leading to:

Lounge: 14'5" x 13'3" (4.40m x 4.05m) A bright and inviting room with double glazed bay window, Radiator and useful under stairs storage cupboard.

Kitchen: 9'2" x 8'1" (2.80m x 2.46m) Recently fitted oven, recently fitted boiler, range of base and wall units. stainless steel sink with mixer tap, window to rear aspect.

Dining Room: 9'2" x 8'2" (2.80m x 2.48m) French doors leading to garden, with door leading to kitchen.

First Floor

Landing: Access to loft space.

Bedroom One: 14'5" x 9' (4.40m x 2.74m) Large double bedroom, radiator, window to front aspect, storage cupboard.

Bedroom Two: 9'2" x 9' (2.80m x 2.74m) Double bedroom, radiator, window to rear aspect.

Bedroom Three: 9'3" x 6'11" (2.83m x 2.10m) built-in storage cupboard, radiator, window to front aspect.

Bathroom: Recently fitted bathroom with bathtub, shower over bath, WC and wash basin.

The property also has new carpet fitted upstairs.

Outside

The front of the property is mainly laid to lawn, with a pathway leading to the front door. The rear of the property can be accessed through the side gate.

This private enclosed south facing rear garden is mainly laid to lawn with a terraced area and small garden shed. Garage in block, with off street parking.

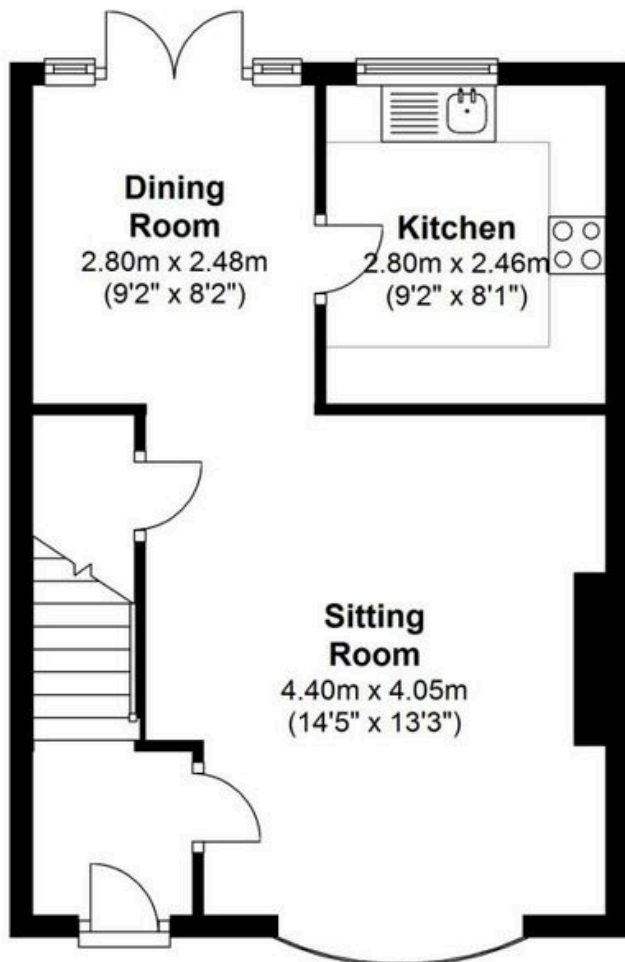
Cherry Hinton, Cambridge

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.

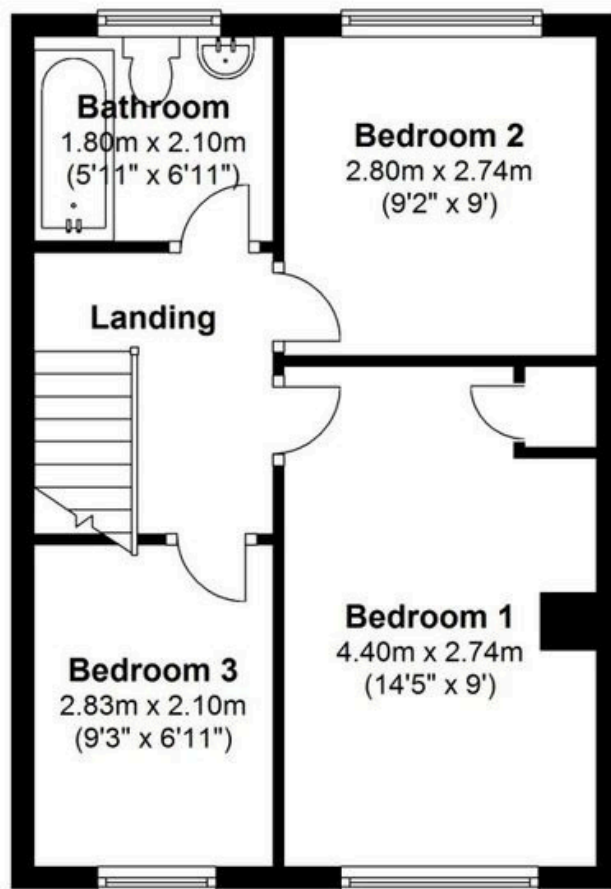
The city centre is a 10-minute drive from Cherry Hinton and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into Cambridge City centre from the area and there you can also access the city's train links which is handy for those who are looking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

Ground Floor



First Floor



TOTAL SIZE: 807 SQFT APPROX.

TENURE: FREEHOLD

EPC BAND: TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

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.



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