



**ANTONY
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MALVERN ROAD, CAMBRIDGE

GUIDE PRICE £475,000 Freehold

We are pleased to offer this well-positioned, 3 bedroom end-terrace house in a popular location of Cherry Hinton. The property also benefits from a conservatory, generous front and rear garden and a garage in block. The property is being sold with no onward chain.

- No Onward Chain
- Garage in Block
- Close to Amenities
- Conservatory
- End-Terrace
- Catchment Area for The Spinney Primary School

We are pleased to offer this well-positioned, 3 bedroom end-terrace house in a popular location of Cherry Hinton. The property also benefits from a conservatory, generous front and rear garden and a garage in block. The property is being sold with no onward chain. Malvern Road is ideally located, just a few minutes walk from Cherry Hinton Hall Park and the High Street's amenities.

Ground Floor

As you enter through the front door there is a hallway leading to:

Lounge: 14'10" x 13'5" (4.53m x 4.08m) A bright and inviting room with double glazed bay window, and useful under stairs storage cupboard. Opening to:

Dining Room: 9'1" x 8'2" (2.78m x 2.48m) Patio doors leading to conservatory, with opening to kitchen, radiator.

Kitchen: 9'1" x 8'1" (2.78m x 2.46m) Range of base and wall units, sink with mixer tap, space for free-standing fridge/freezer, plumbing for washing machine and window to rear aspect.

Conservatory: 11'10" x 7'3" (3.62m x 2.20m) Additional reception room with patio doors leading to the rear garden.

First Floor

Landing: Access to loft space.

Bedroom One: 14'5" x 9'1" (4.40m x 2.76m) Large double bedroom, radiator, window to front aspect.

Bedroom Two: 9'7" x 9'1" (2.91m x 2.76m) Double bedroom, radiator, window to rear aspect.

Bedroom Three: 9'1" x 7'2" (2.77m x 2.19m) built-in storage cupboard, radiator, window to front aspect.

Bathroom: Comprising, shower cubicle, WC and wash basin with vanity unit. Window to rear aspect.

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 west facing rear garden which is mainly block paved with borders for planting. Garage 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.

Council Tax Band: C (Cambridge City Council)

Tenure: Freehold

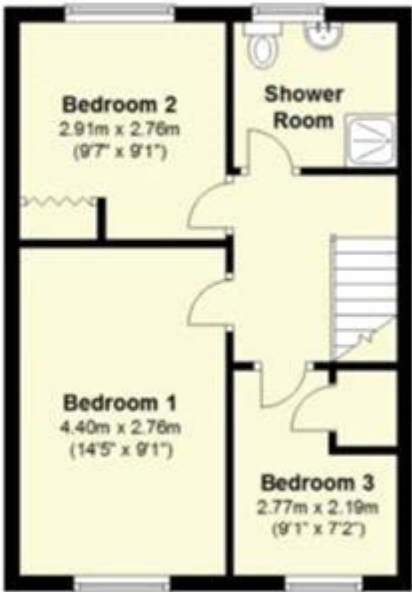


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Ground Floor



First Floor



Approx. gross internal floor area 84 sqm (900 sqft)

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92-)	<div>72</div>	<div>87</div>		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
EU Directive 2002/91/EC				
<div><div>England & Wales</div><div><div><div></div><div></div><div></div></div><div></div></div></div>				
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.				



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/fitings 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.