

34 Chalmers Road, Cambridge, CB1 3SX

Guide Price £599,950 Freehold

REDMAYNE ARNOLD & HARRIS

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A CHARMING AND WELL-PRESENTED, 1930’S BAY FRONTED, THREE-BEDROOM SEMI-DETACHED FAMILY HOME OFFERING SCOPE FOR ENLARGEMENT (STP), IDEALLY POSITIONED WITHIN A POPULAR SOUTH CITY LOCATION. AVAILABLE WITH NO ONWARD CHAIN.

- 1930s, semi-detached property
- 3 bedrooms, 2 bathrooms, 3 reception rooms
- Scope for expansion (STP)
- Driveway, large detached garage
- 975 sqft / 91 sqm
- Plot size - approx 0.09 acres
- Gas-fired heating to radiators
- EPC - D / 67

Upon entering the property, a welcoming entrance hall provides access to the principal ground floor accommodation and a staircase rising to the first floor.

To the front of the home is a bright and comfortable bay-fronted living room, which is open to the dining room creating an ideal space for relaxing and entertaining, This in turn has access to the kitchen through glazed doors. The kitchen itself is generously proportioned and fitted with a range of wall and base units, offering ample worktop and storage space together with direct access to the rear garden. Completing the ground floor accommodation is the study/utility, which offers excellent versatility, adjacent to this is a shower room, fitted with a shower cubicle, a wash hand basin and a WC.

The first floor comprises three well-proportioned bedrooms, all accessed from a central landing. The principal bedroom is a spacious double room positioned to the front of the property and benefits from an attractive bay window. Bedroom two is another comfortable double overlooking the rear aspect, while bedroom three provides an ideal single bedroom, nursery or additional office space. Completing the accommodation is a family bathroom fitted with a panelled bath with an overhead shower, a wash hand basin and a WC.

Outside, there is a large, enclosed garden, a brick-built garage, and a side vehicle access along with off street parking for multiple cars.

Location
Chalmers Road is a well-regarded residential location, conveniently placed for access to a wide range of facilities on Mill Road, Addenbrooke's Hospital and the city centre.

The green spaces of Cherry Hinton Hall Park and Coleridge recreation offer extensive parkland and play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents and Balzano's deli.

Schooling is available at the highly regarded Ridgefield Primary School with secondary provision at Coleridge Community College and St Bede's Inter-Church School, just a short walk from the property. Oaks International, a multi-cultural nursery and primary private school, and Holme Court School (for children with dyslexia and SpLD) are also within walking distance. The area is particularly appealing to those looking for the convenience of city living but without the compromises on garden space and parking that often come with being right in the very centre.

Tenure
Freehold

Services
Main services connected include: water, electricity, gas and mains drainage.

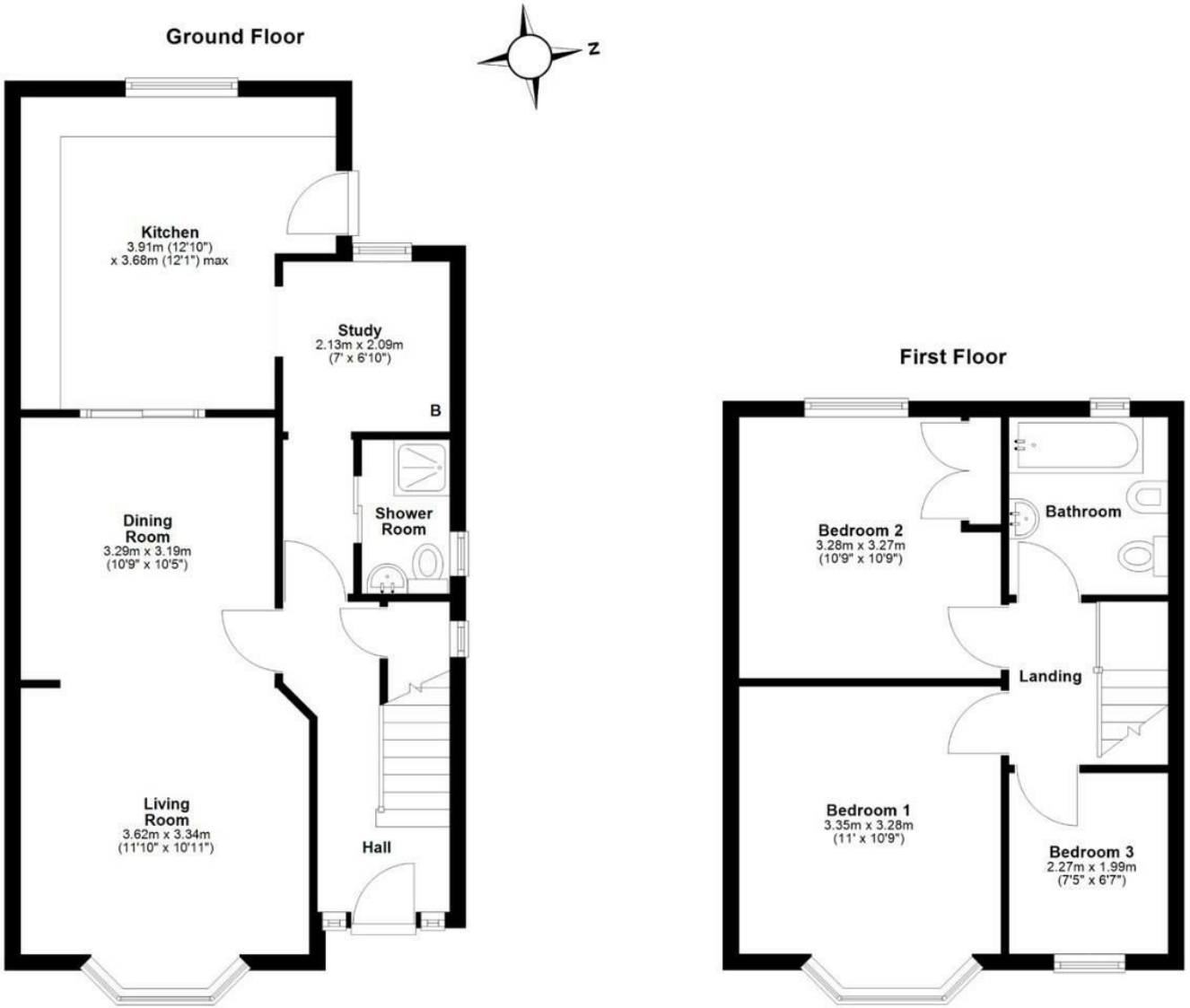
Statutory Authorities
Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

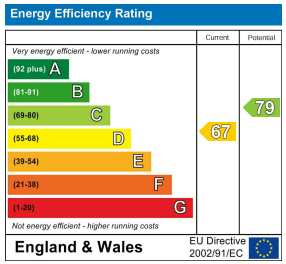
Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris.







Approx. gross internal floor area 91 sqm (975 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











