



Lichfield Road, Cambridge
CB1 3SJ

Pocock + Shaw

207 Lichfield Road
Cambridge
Cambridgeshire
CB1 3SJ

A well presented, spacious and upgraded one bedroom maisonette situated in a popular residential area off Cherry Hinton Road.

- First (top) floor maisonette
- Upgraded kitchen and shower room
- Useful store room
- Gas boiler fitted end of 2022
- Double glazing
- Sought after location
- No upward chain

Offers Over £200,000



Lichfield Road is located off of Cherry Hinton Road in a popular residential area of Cambridge, allowing convenient access to the main line railway station, Addenbrooke's Hospital and a range of services and shopping outlets in close proximity. The location is within the catchment area of Queen Edith and Netherhall Schools and close to Hills Road Sixth Form College. Location also allows access to local facilities including a Co Op supermarket and an array of diverse shops.

This spacious one bedroom maisonette has been upgraded by the current owner and now offers an opportunity to purchase a well presented property with no upward chain.

The Freeholder is Cambridge City Council. This is a very positive asset in that the service charge is set at a reasonable level and is not owned by a private company where the service charge can increase exponentially.

In detail, the accommodation comprises;

Communal stairs to first (top) floor

Private front door to

Entrance Hallway with loft access hatch, radiator, doors to

Large walk in store room 6'6" x 5'1" (1.99 m x 1.55 m) with wall mounted Vaillant Eco Tec Plus 825 gas combination boiler (installed in December 2022/January 2023), electric meter and fuse box, built in shelving, coat hooks.

Sitting/ Dining room 14'11" x 12'5" (4.55 m x 3.78 m) with large window to front, radiator, deep built in shelved cupboard.

Kitchen 11'5" x 6'9" (3.47 m x 2.07 m) refitted in 2017 with window to rear, excellent range of fitted wall and base units with work surfaces and splashbacks, one and a quarter bowl stainless steel sink unit and drainer, built in four ring electric hob with stainless steel

splashbacks and Bosch stainless steel chimney extractor hood over, electric oven below, open shelved unit, radiator, space for under counter fridge, space and plumbing for washing machine, recessed ceiling spotlights, ceramic tiled flooring.

Bedroom 11'9" x 10'11" (3.58 m x 3.34 m) with window to front, radiator.

Shower room modern shower room (fitted in 2020) with window to rear, large walk in shower cubicle with aqua board splashbacks, shaver point, WC, mirror fronted wall cabinet, chrome heated towel rail, ceramic tiled flooring.

Services All mains services.

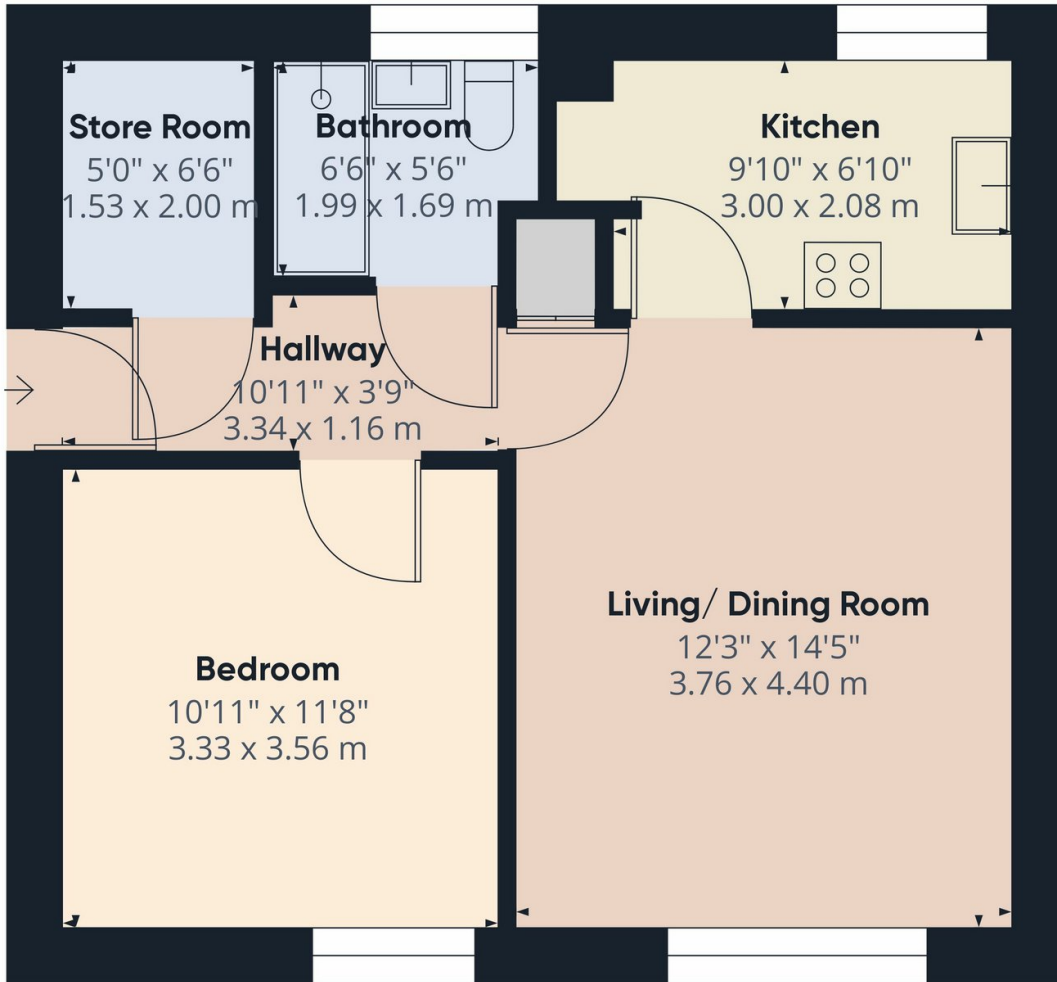
Tenure The property is Leasehold. 125 years from 2002. Ground rent £10 per annum. Service charge £490.29 for 2004/25.

Agent's Note The current tenant has made us aware that there is a vulnerable neighbour living next door and this has now been reported to social services.

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area

489.33 ft²

45.46 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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