



13 Harbour Avenue, Comberton, Cambridge, CB23 7DD
Guide Price £450,000 Freehold



rah.co.uk
01223 800860

AN ESTABLISHED SEMI-DETACHED FAMILY RESIDENCE, EXTENDED AND MUCH IMPROVED PROVIDING GENEROUSLY PROPORTIONED AND FLEXIBLE ACCOMMODATION, JUST A SHORT WALK FROM THE VILLAGE PRIMARY SCHOOL AND LOCAL AMENITIES.

- 4/5 bedroom semi-detached house
- 2/3 reception rooms
- Off road parking and garage
- Enclosed front and rear garden
- Council tax band-D
- Well equipped kitchen/breakfast room
- 1178 sqft/109 sqm
- Oil fired central heating to radiators
- EPC-D/55
- Chain free

The property occupies a delightful position set back and screened from the road and only a moment's walk from the village primary school. The current owners have resided at the property for many years and in that time have extended the property to provide spacious and flexible family accommodation, together with its generous front and rear gardens, ample parking and garage with adjoining workshop.

In detail, the accommodation comprises an entrance hall with stairs to first floor accommodation with fitted storage cupboard; a sitting room overlooks the front garden and boasts a feature open fireplace with brick surround and stone hearth. There are bi-fold doors from the sitting room to the dining room and beyond which is a side lobby with a refitted cloakroom/WC and a study/bedroom five just off. The kitchen/breakfast room boasts base level and wall mounted storage cupboards, ample fitted work surfaces with inset one and a half sink unit with mixer tap and drainer, electric cooker point, extractor over, space for fridge/freezer, washing machine, a pantry cupboard and a free standing oil fired central heating boiler.

Upstairs, off the landing are four bedrooms, a refitted shower room and a separate refitted WC.

Outside the front garden is laid mainly to lawn and enclosed by hedging. A driveway provides parking for two cars and leads to the garage with up and over door, power and light connected and to the rear of the garage is an adjoining workshop. Gated access leads to the rear garden which is mainly laid to lawn with flower and shrub borders, paved and shingle patios, mature trees and bushes, oil tank, four sheds, a greenhouse and at the rear of the garden is a vegetable/herb/fruit garden. All are enclosed by fencing and hedging and enjoys good levels of privacy.

Location

Comberton is a much admired and considerably sought-after village lying just 6 miles west of the City and surrounded by glorious undulating countryside over which there are numerous fine walks. Education facilities are excellent; there is a local primary school and the highly regarded Comberton Village College, where extensive leisure facilities are available to the public. There are a number of local shops including a very well stocked Co-op, dentist, hairdresser and pub. There is both a playgroup and excellent nursery in the village and a well regarded GP practice, as well as dispensing pharmacy, in Comberton. Communications are good with Junction 12 of the M11 within a couple of miles, a fast straight road and cycle path into central Cambridge, and cycle routes through Coton to the West Cambridge Site and across fields to Grantchester and Addenbrooke's Hospital. There are also several golf courses in the vicinity.

Tenure

Freehold

Services

Mains services connected include electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District 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 interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor
Main area: approx. 58.6 sq. metres (629.5 sq. feet)
Plus garage, approx. 20.7 sq. metres (223.2 sq. feet)

First Floor
Approx. 51.0 sq. metres (549.0 sq. feet)

Main area: Approx. 109.5 sq. metres (1178.5 sq. feet)
Plus garage, approx. 20.7 sq. metres (223.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

