



69 Lovell Road, Cambridge, CB4 2QN
Guide Price £500,000 Freehold



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A WELL-PRESENTED, 1930S BAY-FRONTED HOUSE WITH A GARAGE AND A GENEROUS 85FT GARDEN, SITUATED JUST OFF MILTON ROAD, WITHIN EASY REACH OF CAMBRIDGE NORTH, SCIENCE PARK AND THE CITY CENTRE.

- 800 sqft / 74 sqm
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Driveway and garage
- Plot size - 0.07 acres
- Council tax band – C
- Semi-detached house
- Built in 1935
- South facing garden measuring 85ft x 24ft
- Gas-fired heating to radiators
- EPC – D / 63

This attractive, bay-fronted house has been thoughtfully updated over the last 7 years and also benefits from a landscaped south-west facing rear garden. Improvements include an updated bathroom, a refitted kitchen and remodelling of the ground floor layout, all with approved building regulations.

On the ground floor is an entrance hall, finished with original wood flooring, continuing through to a bay-fronted living room, which has an original fireplace and an archway leading through to an open-plan kitchen/dining room, which benefits from southerly aspects. The kitchen has been fitted with a stylish range of units and finished with oak worktops; integrated appliances include a double oven and electric hob. A door from the dining area leads to the private rear garden.

Upstairs are three bedrooms, all finished with original wood flooring and the master bedroom including a feature fireplace. The bathroom has been fitted with a modern white suite and includes a shower over the bath.

There is a driveway in front of the house from which a side gate leads to the garden and a single garage with power and lighting, ideal for storage. The south-west facing rear garden is about 85ft x 24ft and is well tended, with a shingled area, well suited to alfresco dining. The remainder is laid to lawn and stocked with a variety of established plants and trees, the whole is enclosed by fencing.

Agent's Note

We understand our owners are currently making repairs to the northern boundary fence.

Location

Lovell Road, which is accessed via Milton Road and Kings Hedges Road, lies approximately 2.25 miles north of the city centre and is well placed for the Science Park and A14, which gives good communication to the Midlands, north and east coast. In addition Cambridge North railway station is close by.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

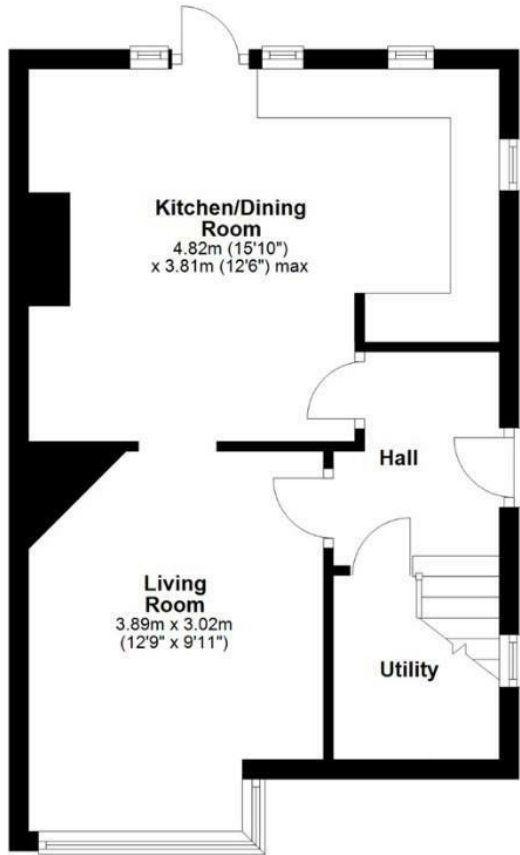
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

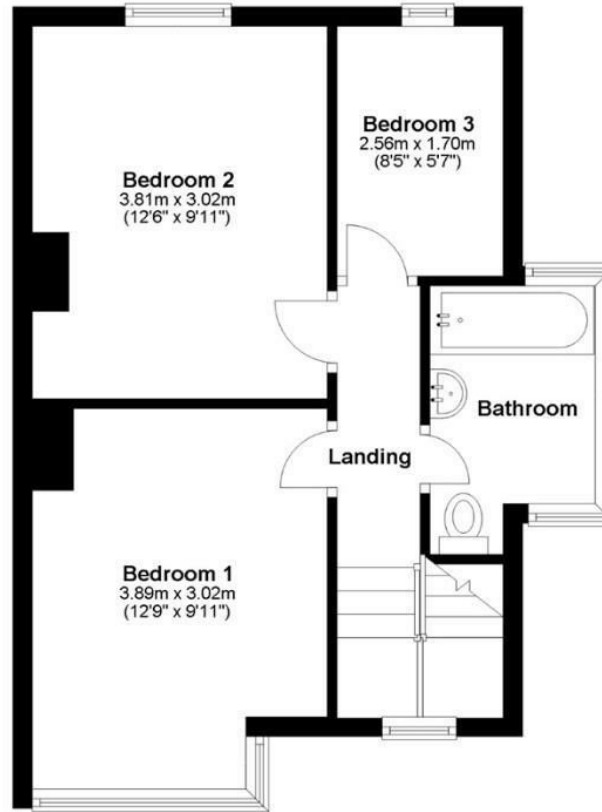
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



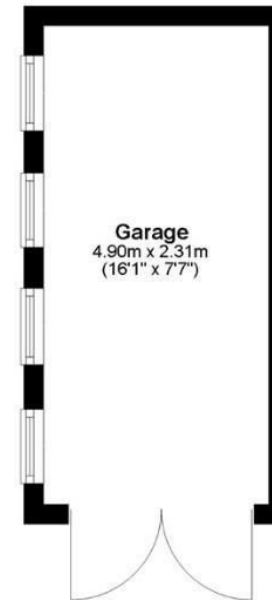
Ground Floor



First Floor



Second Floor



Approx. gross internal floor area 74 sqm (800 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

