



67 Woodlark Road, Cambridge, CB3 0HT
Guide Price £700,000 Freehold



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AN ATTRACTIVE 1930'S BAY-FRONTED HOUSE WITH DRIVEWAY PARKING AND A SINGLE GARAGE, ENJOYING AN ENVIABLE POSITION IN THIS FRIENDLY NEIGHBOURHOOD JUST OFF HUNTINGDON ROAD. NO ONWARD CHAIN.

- 950 sqft / 88 sqm
- 3 bedrooms, 1 bathroom, 2 receptions
- Private garden measuring 95ft x 28ft
- 1930s
- EPC – D / 64
- Semi-detached house
- Driveway and garage
- Plot size - 0.09 acres
- Gas-fired heating to radiators
- Council tax band – E

This 1930's semi-detached house enjoys a pleasant position in this friendly residential neighbourhood, nestled between Eddington and the Fitzwilliam College playing fields. The property has a private rear garden measuring 95ft (29m) x 28ft (8.5m) and offers exciting scope to extend, subject to the necessary consents.

On the ground floor is an entrance hall with space for coats and footwear, has access to a cloakroom W.C and stairs leading to the first floor. There is a bright bay-fronted living room with pleasant views over a well-tended front garden. The dining room has a wood-burning stove, contrasted by a real wood surround with a large sliding door to the private rear garden. The kitchen has been fitted with a modern range of units and includes various integrated appliances.

Upstairs are three bedrooms, two of which are comfortable doubles. The main first-floor bathroom is fitted with a modern white suite which includes a separate bath and shower.

Outside the front of the property has driveway parking and is partially enclosed by a picket fence. A side gate leads to the spacious rear garden and a single garage which measures 15'10" (4.5m) x 7'11" (2.13m). The garden is principally laid to lawn and stocked with a variety of established trees. There is a summerhouse at the foot of the garden and the whole is enclosed by fencing.

Location

Woodlark Road is a prime city location set just off the Huntingdon Road and is within easy reach of New Hall, Churchill and Fitzwilliam Colleges. It falls within the school catchment for Mayfield Primary School and Chesterton Community College. The new Cambridge University primary school is also within striking distance.

Local shopping is available on Histon Road and at Eddington, where there are various cosmopolitan eateries, coupled with a Sainsbury's superstore. Within a comfortable walking distance is Cambridge City centre with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities.

Transport communications are excellent with regular bus services, cycle paths and the A14/M11 road networks being situated nearby. The property is a few miles from both Cambridge Central and Cambridge North Railway Stations with direct links to London.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - E

Fixtures and Fittings

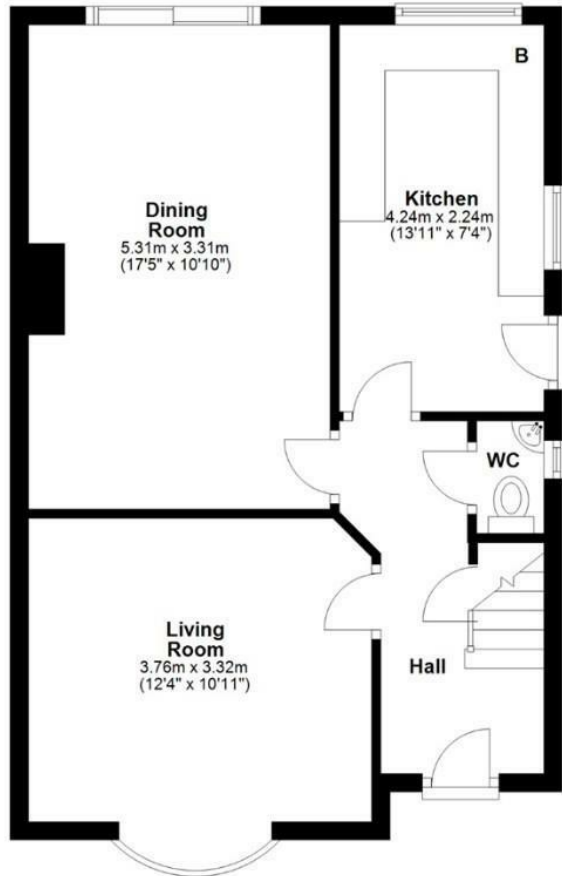
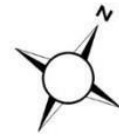
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

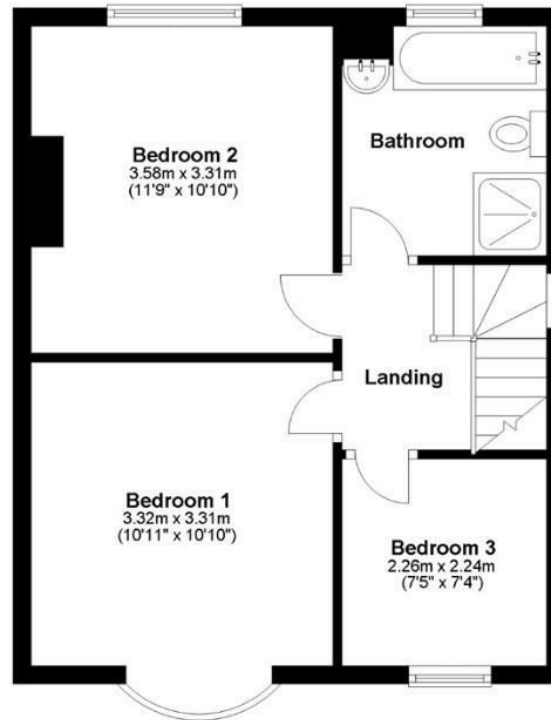
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



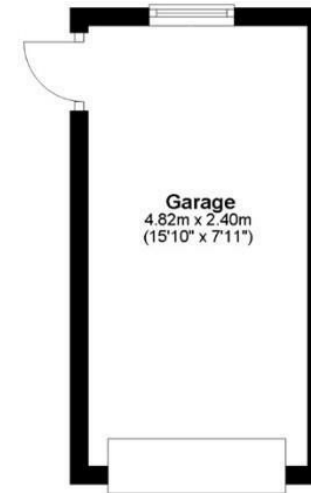
Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area 88 sqm (950 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

