41 Hinton Avenue, Cambridge, CB1 7AR

Guide Price £750,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A 4-BEDROOM, SEMI-DETACHED HOUSE WITH BROAD AND ESTABLISHED GARDENS TO THE FRONT AND REAR WITH THE BENEFIT OF A DETACHED GARAGE AND DRIVEWAY PARKING, LOCATED ON HINTON AVENUE.

- 1335 sqft / 124 sqm
- 4 bedrooms, 2 reception rooms, 2 bathrooms
- Double glazed windows throughout
- Double storey side extension in 2007
- Built between 1959 and early 1960s
- Extended semi-detached house
- Detached garage and driveway parking
- Gas central heating system to radiators
- Main roof replaced in 2021
- Broad front and rear gardens. Plot size approx 0.1 acres

This extended semi-detached house offers a favourable corner position on Hinton Avenue and Courtland Avenue and benefits from a wide plot and gardens with a garage and driveway parking to the rear.

The property was extended to the side in 2007 and offers scope for further expansion to the rear. The original house roof was replaced in 2021, and double-glazed windows were fitted in 2012.

The accommodation comprises an enclosed entrance porch opening to the entrance hall, a comfortable sitting room connects to the dining room, which provides views to the garden. A well-equipped kitchen leads to a large utility room with a ground floor shower room. There is access to the garden from the utility space.

Upstairs, the first-floor landing has a built-in double storage cupboard and leads to the family bathroom and four bedrooms. Please note that bedroom 1 is currently used as a sitting room by the owners.

Outside, the property is set back from the road behind a well-stocked and mature front garden with side access to the rear. The broad rear garden has a south-east facing aspect and is predominately laid to lawn with gravel and woodchip areas. There is a storage shed and a pathway leading to the garage and parking area.

Location
Hinton Avenue is situated to the south side of the city in a popular residential area just off Cherry Hinton Road and is well placed for the city centre, Addenbrooke's Hospital, railway station and M11. Local shops and amenities are nearby including a leisure park with a cinema complex, restaurants, bars and convenience stores with a library on Rock Road. There is schooling at Morley Memorial Primary School and Netherhall Secondary School. Other schooling, both state and independent, can be found within the vicinity.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - D

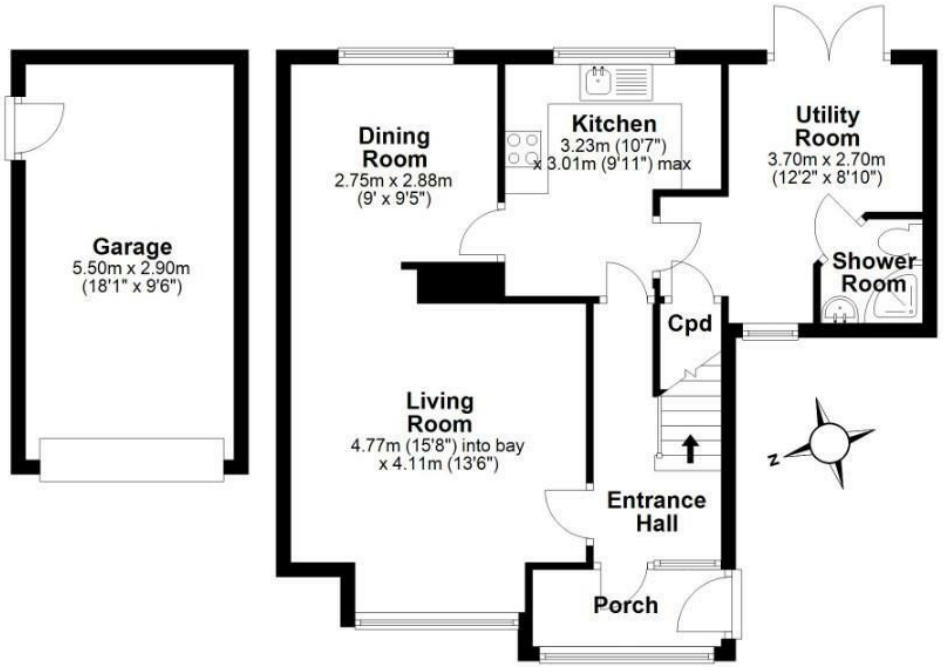
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

Ground Floor

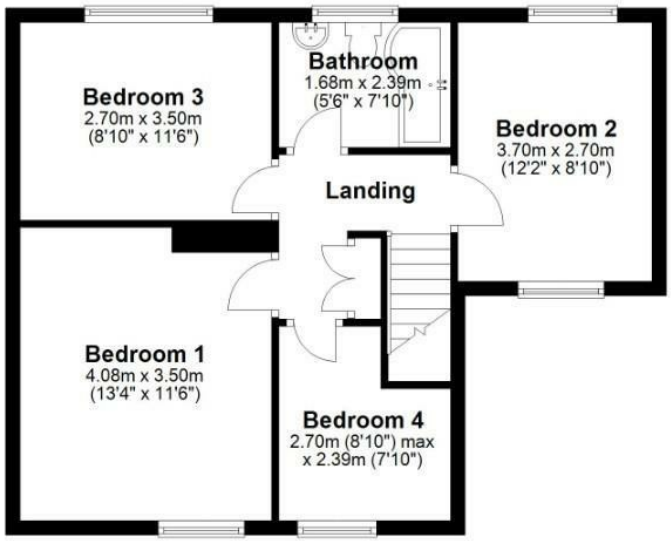
Main area: approx. 56.6 sq. metres (608.8 sq. feet)

Plus garages, approx. 16.0 sq. metres (171.7 sq. feet)



First Floor

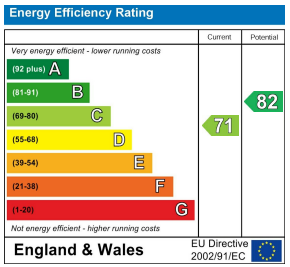
Approx. 51.5 sq. metres (554.5 sq. feet)



Main area: Approx. 108.1 sq. metres (1163.3 sq. feet)

Plus garages, approx. 16.0 sq. metres (171.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.