



28 Courtland Avenue, Cambridge, CB1 7AT
Guide Price £575,000 Freehold



rah.co.uk
01223 323130

A RECENTLY REFURBISHED 1950'S, 3-BEDROOM SEMI-DETACHED HOUSE WITH ESTABLISHED GARDENS, GARAGE AND PARKING. LOCATED ON A QUIET CUL-DE-SAC OFF HINTON AVENUE.

- 900 sqft / 83 sqm
- 1950's semi-detached house
- Stylish kitchen and first floor bathroom
- Established gardens. Plot size - approx 0.05 acres
- Gas central heating to radiators
- 3 beds, 2 reception, 1 bathroom
- Renovated throughout in recent years
- Garage and driveway parking
- Double glazing throughout
- Quiet cul-de-sac location off Hinton Avenue

This semi-detached house on Courtland Avenue is positioned at the end of the cul-de-sac and is conveniently placed and within easy reach to a wide range of amenities on Cherry Hinton Road, Addenbrooke's Hospital and Cambridge Station.

The property was built in 1959 and has recently undertaken a full and comprehensive refurbishment programme, which includes a stylish refitted kitchen, family bathroom suite, bespoke built-in seating and storage solutions, and a woodburning stove.

The accommodation comprises an entrance hall with a concealed storage cupboard, a comfortable sitting room with a large feature window and woodburning stove, connecting to the dining room via folding wooden doors. The dining room has a built-in bench seating and provides access to and views of the garden. A stylish and well-equipped kitchen with solid wood worktops provides generous storage space and has a side door leading to the garden.

Upstairs, the first-floor landing provides more built-in storage and leads to the refitted bathroom suite and three bedrooms.

Outside, the property benefits from mature gardens to the front and rear. There is off-street parking for one vehicle and a broad side area, which leads to a garage. The rear garden has a south-east facing aspect and has a high degree of privacy from established planting.

Location

Courtland Avenue is located off Hinton Avenue, situated to the south side of the city in a popular residential area just off Cherry Hinton Road, well placed for the city centre, Addenbrooke's Hospital, the mainline 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 /leasehold interest.

Viewing

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

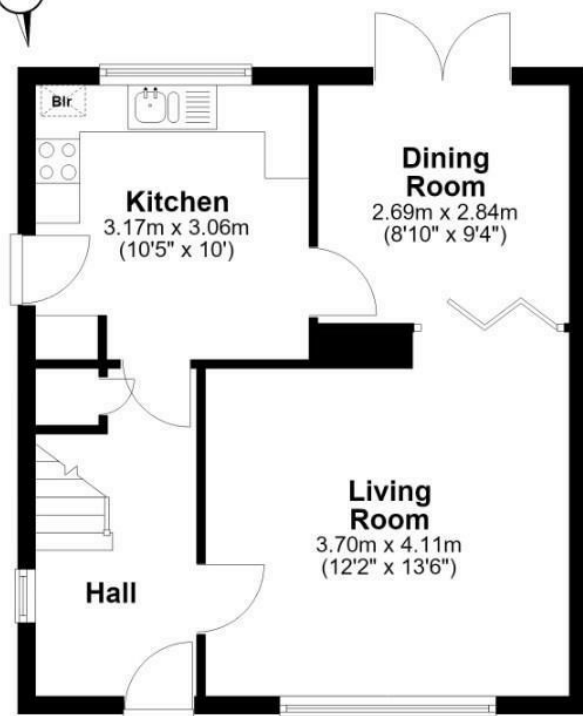






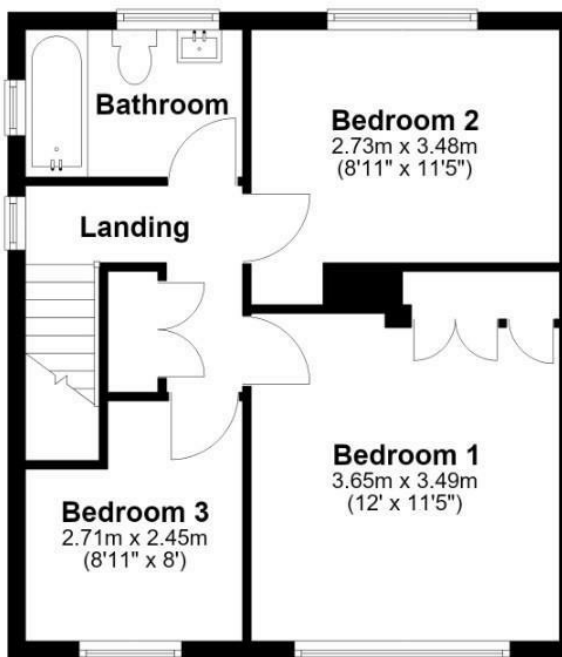
Ground Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



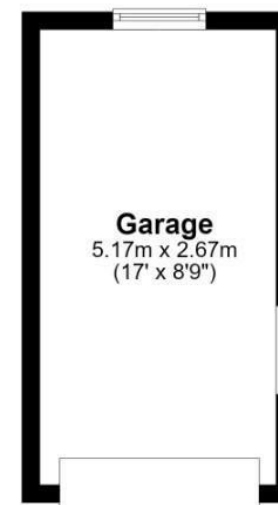
First Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 13.8 sq. metres (148.6 sq. feet)



Main area: Approx. 83.7 sq. metres (900.6 sq. feet)

Plus garages, approx. 13.8 sq. metres (148.6 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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	



