



15 Lents Way, Cambridge, CB4 1UA
Guide Price £500,000 Freehold



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A WELL-ARRANGED SEMI-DETACHED HOUSE OFFERING 3 BEDROOMS AND SPACIOUS ACCOMMODATION IDEALLY SUITED TO A FAMILY, OCCUPYING A SOUGHT-AFTER, NORTH CITY LOCATION. THE PROPERTY OCCUPIES A GENEROUS PLOT WITH LARGE REAR GARDEN AND FRONT DRIVEWAY AND IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

- 1950s, semi-detached house
- 3 bedrooms, 1 bathroom
- Plot size - approx 0.09 acres
- Scope for expansion (STPP)
- Very pleasant and spacious rear garden
- 81 sqm / 875 sqft
- 2 reception rooms and conservatory
- Gas-fired heating to radiators
- Driveway, car port and garage
- No onward chain

This spacious family home has been in the same ownership since it was built in 1956. It has been well-maintained and is presented in good order but would benefit from modernisation. It occupies a generous plot offering excellent scope for expansion, subject to the relevant consents, in a sought-after and established residential neighbourhood to the north of the city centre, within easy reach of Cambridge North railway station.

The property opens into the entrance hall, which has stairs to the first floor and leads to the kitchen, which has a range of fitted units, space for a fridge/freezer and oven, plumbing for a washing machine and a door leading to the car port. There is a comfortable living room, which opens into the dining room and, in turn, leads to the conservatory, which provides views of the rear garden.

On the first floor, there are three bedrooms, two of which are doubles in size and include built-in wardrobes. The family bathroom has a three-piece suite comprising panelled bath, pedestal wash basin and WC.

At the front, the property is set back from the road behind a low-level boundary wall and a part-paved, part-gravelled driveway, providing plenty of off-road parking. Double gates open into a car port, which leads to both a garage with power connected and the rear garden. Generous in size, the rear garden enjoys a southwesterly aspect and is fully enclosed by fencing and hedgerow. It is predominantly laid to lawn, with paved and gravelled areas.

Location

Lents Way forms part of an established residential area in East Chesterton, which is sought-after suburb to the northeast of the city centre, close to the river Cam and within striking distance of Cambridge North Railway Station. A wide range of facilities are close by on Chesterton High Street and Cambridge North station is a short walk away. The Science Park, guided busway and city centre and within walking or cycling distance.

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

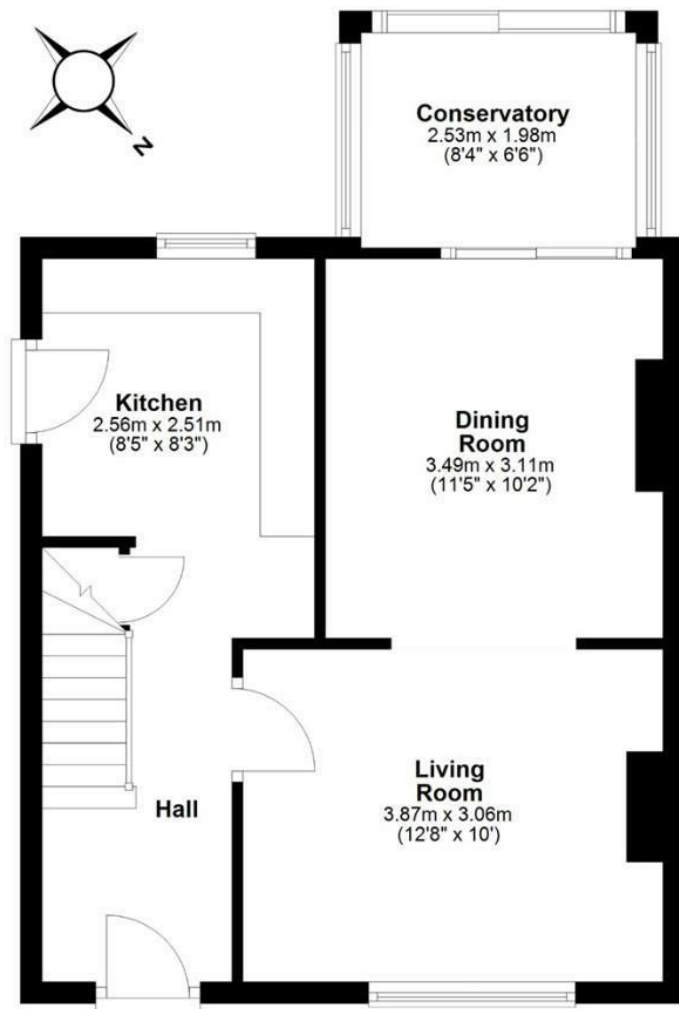
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

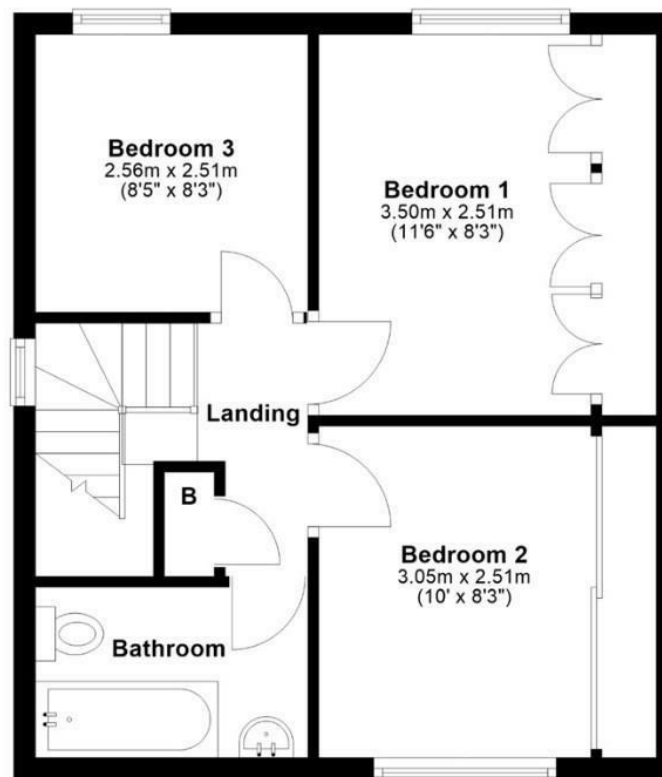
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 81 sqm (875 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	79
EU Directive 2002/91/EC		

