



11 Lavender Road, Cambridge, CB4 2PY
Guide Price £375,000 Freehold



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A WELL-PRESENTED AND PRACTICAL MID-TERRACE HOUSE WITH SPACIOUS ACCOMMODATION INCLUDING TWO/THREE DOUBLE BEDROOMS, FAVOURABLY LOCATED WITHIN EASY REACH OF THE SCIENCE PARKS AND CAMBRIDGE NORTH RAILWAY STATION.

- 1950's / 60's spacious, mid-terrace house
- 1/2 reception rooms, 1 bathroom
- Large southwesterly-facing rear garden
- Front driveway
- EPC rating - C / 75
- 2/3 double bedrooms
- Well-equipped galley kitchen
- Scope for expansion (STPP)
- Plot size of 0.04 acres
- Council tax band - C

This established family home has been extended and improved to offer spacious and versatile accommodation, which is ideally suited to a family.

On the ground floor, an entrance porch opens into the reception hallway, which has stairs to the first floor with storage under and access to the principal rooms. To the front, there is a study/third (double) bedroom. At the rear, there is a spacious living/dining room, which has French doors providing views of and access to the rear garden. The well-equipped kitchen is fitted with a range of base and eye-level units and has an integrated double oven, gas hob with an extractor hood over, space for fridge and freezer, plumbing for washing machine and dishwasher, and a door to the rear garden.

On the first floor, there are two generously sized double bedrooms, both including built-in storage. Mainly tiled, the family bathroom has a panelled bath with a mains shower over, wash basin and a WC.

Outside, the property is set back from the road behind a paved driveway for one vehicle. Gated access leads to the generous rear garden, which is mainly laid to lawn and enjoys a southwesterly aspect. It is enclosed by fencing and hedgerow and includes a decking area, sheltered storage area and a timber shed/workshop.

Location

Lavender Road is located off St Kilda Avenue, which, in turn, is located off King's Hedges Road. It is around 1.5 miles north of the city centre, very conveniently positioned for access to Cambridge Science Park, Cambridge North Railway Station and the A14. Local shopping facilities are available on Milton Road, Arbury Court as well as Campkin Road itself. A doctor's surgery and good schooling are close by.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

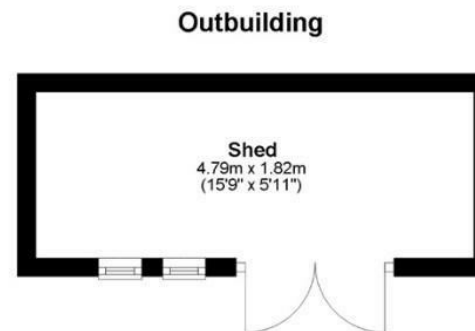
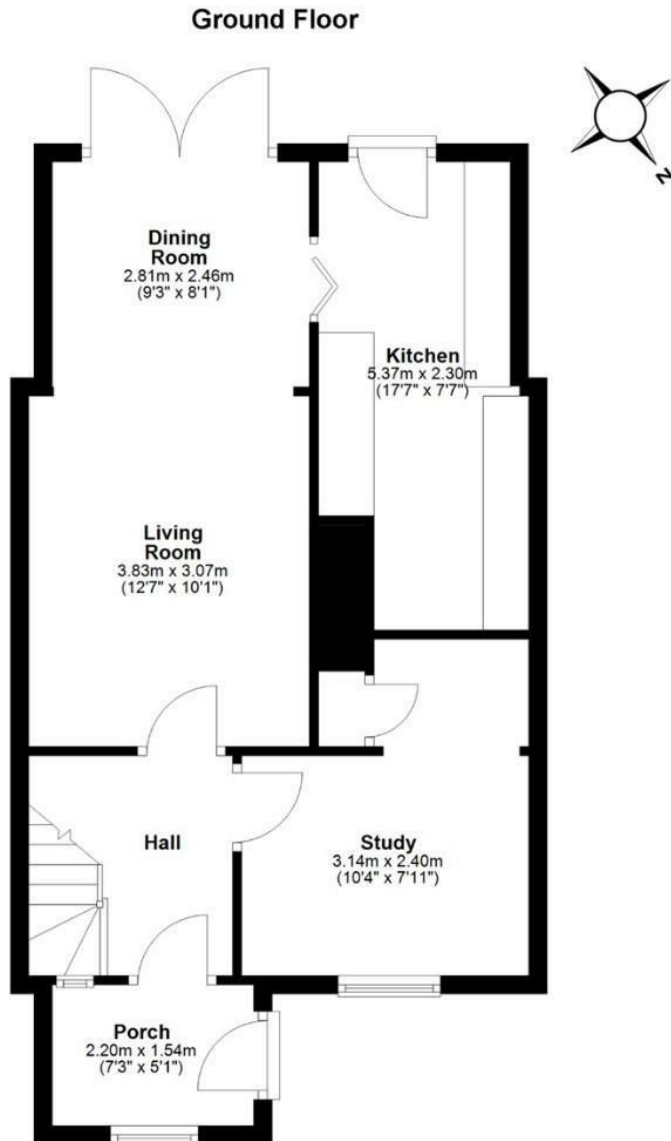
Fixtures and Fittings

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.





Approx. gross internal floor area 83 sqm (900 sqft) excluding Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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

