



15 Alwyne Road, Cambridge, CB1 8RR  
Guide Price £645,000 Freehold



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**A RARE OPPORTUNITY TO PURCHASE A SPACIOUS DETACHED BUNGALOW IN A MATURE PLOT SITUATED IN A CUL-DE-SAC JUST OFF WORTS CAUSEWAY CLOSE TO ADDENBROOKES HOSPITAL AND THE CITY CENTRE**

- Three bedrooms
- Sought after south City location
- Offered with no onward chain
- Double garage
- South easterly facing gardens
- Scope to update

**Room**

15 Alwyne Road is arranged over a single floor and comprises a spacious entrance hall with glazed door and windows to front, large double cloak cupboard and an airing cupboard with a floor mounted warm air central heating boiler. The dining room has views to the rear garden and the kitchen has a range of wall and base units. There is a large sitting room extending to about 18' with oak flooring has french doors and windows giving direct access to the garden. The family bathroom has a coloured suite along with a separate wc. The three good sized bedrooms, all benefit from fitted storage. From the kitchen there is a door giving access to a large brick storage shed and a personal door to a double garage (about 17' x 16') with electric remote controlled up and over doors. To the front of the property there is a gravelled driveway with parking for two vehicles, garden laid to lawn and to the rear garden is south easterly in aspect, about 80' x 40', mainly laid to lawn with a range of mature fruit trees and the benefit of gated side pedestrian access.

**Location**

Alwyne Road is a cul-de-sac situated just off Worts Causeway and the property is very well placed for easy access to both private and state schooling.

**Agents Note**

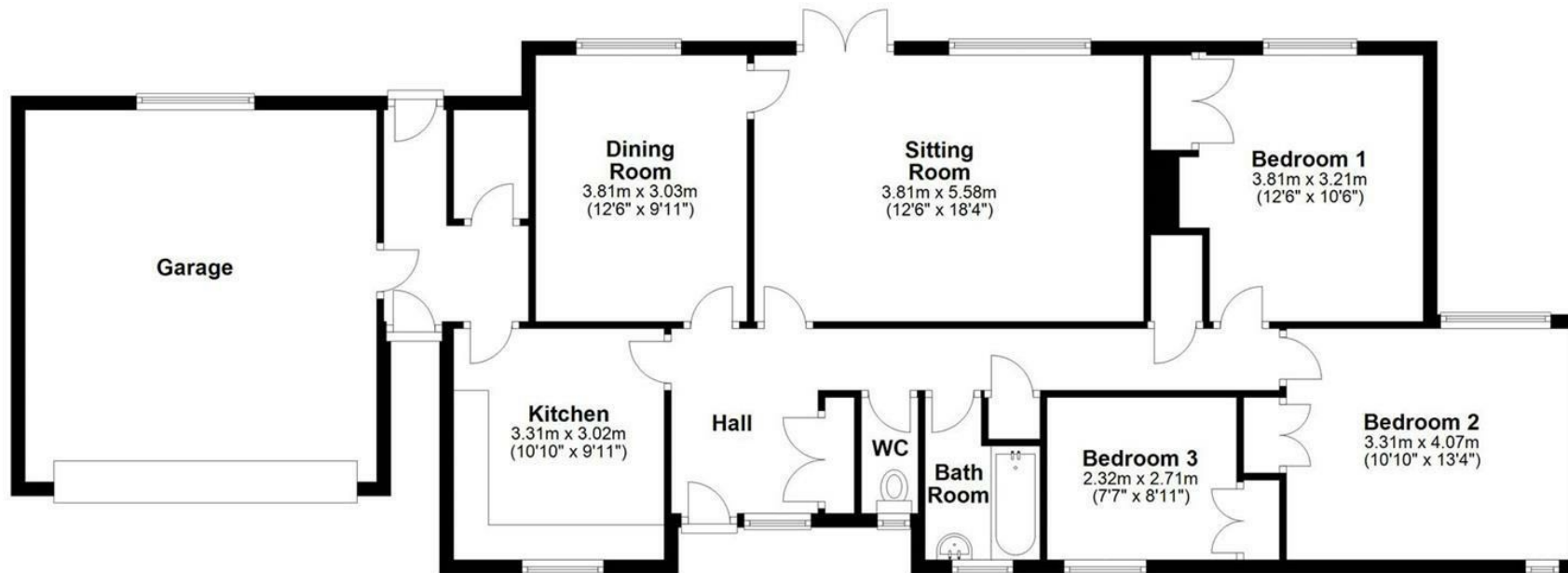
There is a covenant restricting the site to a single dwelling of no more than one storey.





## 15 Alwyne Road, Cambridge

### Ground Floor



Approx. gross internal floor area 107 sqm (1150 sqft)

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

