



45 Woodlark Road, Cambridge, CB3 0HT
Guide Price £700,000 Freehold

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AN EXTENDED 1930'S SEMI-DETACHED HOUSE PROVIDING OFF-STREET PARKING AND GENEROUS GARDENS, SITUATED IN THIS ESTABLISHED CUL-DE-SAC OFF HUNTINGDON ROAD.

- 1930's semi-detached house
- 3 bedrooms, 1 bathroom, 3 reception rooms
- Driveway parking
- Gas fired central heating to radiators
- Council tax band - D
- 1033 sqft/96 sqm
- Conservatory extension
- Established gardens
- EPC-D/64
- No onward chain

This attractive bay-fronted 3-bedroom house on Woodlark Road is located surprisingly close to the city centre and within catchment to outstanding schools, all within walking distance. Accommodation is arranged over two floors and extends to 1033 sqft in total, offering scope for expansion and remodelling, if required. The property has been well cared for and is found in good decorative order throughout. The property is set behind walled frontage which provides off-street parking and gated side access to the rear garden.

The accommodation comprises an entrance hall, a well-equipped kitchen providing dual aspects and access to a paved patio area, a generous bay-fronted sitting/dining room with attractive wood flooring and inset gas stove. A conservatory off the main reception room completes the ground floor accommodation.

Upstairs, a landing area leads to a family bathroom suite and three bedrooms. Bedroom one has a large bay window and provides ample built-in wardrobes.

Outside, a large and established rear garden provides two paved seating areas, is predominantly laid to lawn with established borders of various plants and shrubs and wildlife pond. There are useful timber storage sheds and a greenhouse.

Location

Woodlark Road is a prime city location set just off the Huntingdon Road and is within easy reach of New Hall, Churchill and Fitzwilliam Colleges. It falls within the school catchment for Mayfield Primary School and Chesterton Community College. The new Cambridge University primary school is also within striking distance.

Local shopping is available on Histon Road and at Eddington, where there are various cosmopolitan eateries, coupled with a Sainsbury's supermarket. Within a comfortable walking distance is Cambridge City centre with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities.

Transport communications are excellent with regular bus services, cycle paths and the A14/M11 road networks being situated nearby. The property is a few miles from both Cambridge Central and Cambridge North Railway Stations with direct links to London.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water 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

Approx. 55.1 sq. metres (592.9 sq. feet)

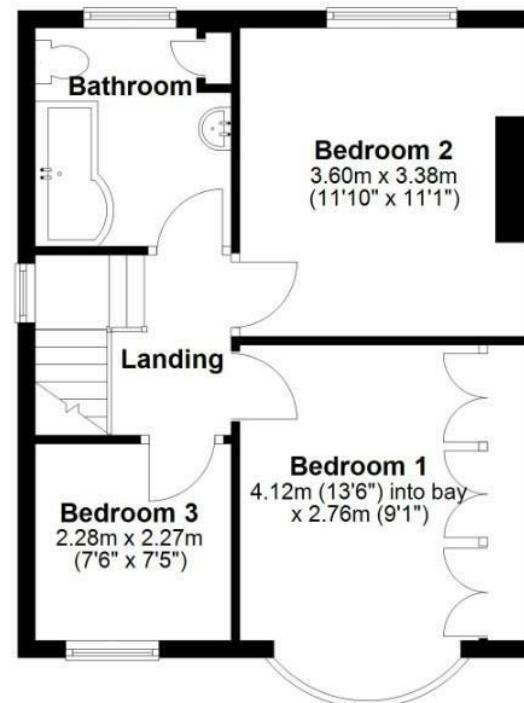


Total area: approx. 96.0 sq. metres (1033.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



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		64	80
EU Directive 2002/91/EC			

