



44 Tavistock Road, Cambridge
CB4 3NB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

44 Tavistock Road

Cambridge | CB4 3NB

Guide Price £550,000

- A well-proportioned, semi-detached, three double bedroom property
- Superb kitchen with bi-folding doors onto the rear garden
- Good size, south facing rear garden
- Off road parking for two vehicles and garage
- Ideally located for local schooling and the Science Park
- Offered with no upward chain
- EPC: D
- Council Tax Band: D

The Property

A well-proportioned and cleverly designed, three-bedroom, semi-detached property boasting a garage, off road parking and a delightful south-facing rear garden. Located in a highly sought after area within close proximity to the Science Park and transport links to the A14 / M11, this property would make an ideal family home and is offered with no upward chain.

The Setting

Tavistock Road is situated off Histon Road and is nestled in a quiet residential street. Local amenities are only a short walk away which include a Post Office, supermarkets and a twenty-five-minute walk into the city centre. Both Mayfield Primary School and Chesterton Community College (Ofsted outstanding) fall within the catchment area. Commuting is also convenient, with the Cambridge North train station located just two miles away, linking to London Kings Cross and London Liverpool Street.

The Accommodation

In detail, the property comprises entrance hall with cloakroom comprising a WC and inset hand wash basin and door leading to the superb open-plan kitchen / dining room. This fantastic space has bi-folding doors to the private rear garden which enjoys a southerly aspect. The modern kitchen is fitted with a matching range of base and eye-level units with wooden worksurface over and stainless-steel sink unit incorporated. Integrated appliances include a fridge / freezer, dishwasher, washing machine, double oven, and a five-ring gas hob with extractor hood over. The dining area





is a good size with stairs rising to the first floor. The sizeable living room features solid wood flooring, built-in shelving, storage cupboards and has a window to front aspect.

The first-floor landing provides access to the three bedrooms and family bathroom. Bedroom one is particularly spacious and enjoys views of the rear garden. Bedroom two is a double room with window to front aspect. Bedroom three has window to rear aspect. The family bathroom comprises panelled corner bath, shower cubicle, WC, wash hand basin and heated towel rail.

Outside

The property is set back behind a front garden which is mainly laid to lawn and driveway parking leading to a single garage with power. A side gate provides access to a south-facing rear garden with a timber decked area which is bordered by well-maintained shrubbery and enclosed by fencing.



Services

All mains' services are connected.

Local Authority

Cambridge City Council

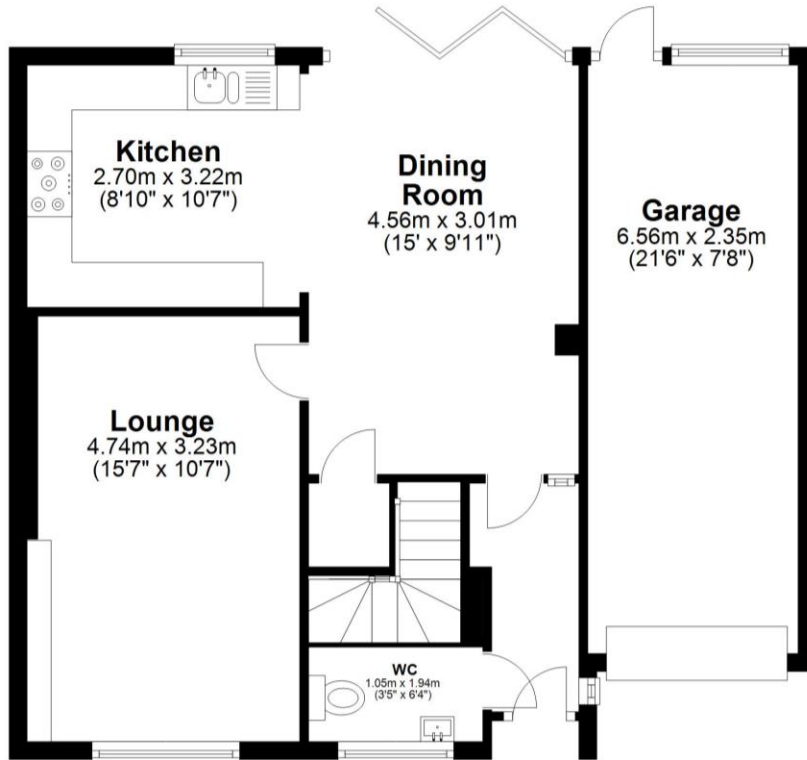
Council Tax

D



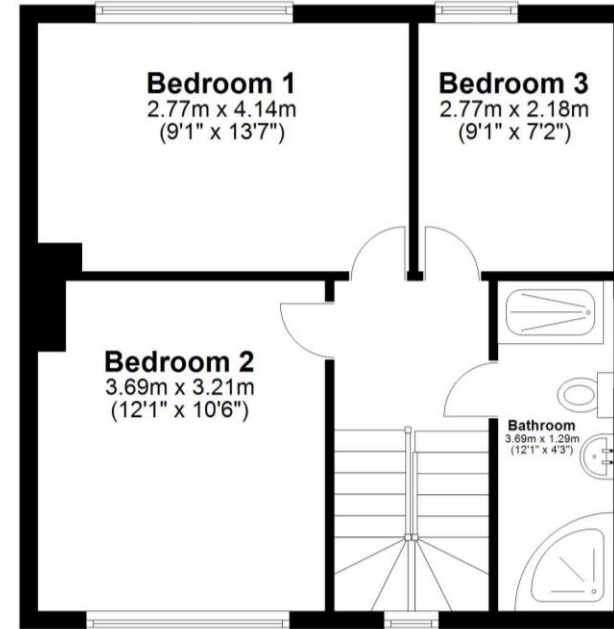
Ground Floor

Approx. 62.5 sq. metres (672.3 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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