



Harbour Avenue, Comberton

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A bright and well-proportioned three bedroom mid-terraced house, overlooking an attractive green in popular village location. The property benefits from private garden and garage. It is located close to the cycle path to Cambridge city centre and junction 12 of the M11.

£1,550 pcm

Harbour Avenue,  
Cambridge, CB23 7DD



A bright and well proportioned three bedroom mid-terraced house, the property overlooks an attractive green and includes both a private garden and garage. The property is due to be re-decorated throughout and the flooring changed to laminate in all bedrooms.

There is a spacious entrance hall with under stair storage and stairs leading to the first floor. A bright bay-fronted living room has an open fireplace contrasted by exposed brickwork and offers southerly aspects over the front garden. The kitchen/dining room has been fitted with a stylish range of units; integrated appliances including a double oven, fridge/freezer, dishwasher and electric hob with extractor over.



A large sliding door from the dining area leads to the rear garden. Completing the ground floor accommodation is a utility room and cloakroom WC.

Upstairs there are three bedrooms, all of which are comfortable doubles. There is also a bathroom which has been finished with a modern white suite, complemented by attractive tiling.

Outside there is an open-plan front garden which is laid to lawn and bordered with a variety of bushes, shrubs and trees. The private rear garden is laid to lawn and also bordered with an array of shrubs, the whole enclosed by fencing. A shingled pathway leads to the garage located at the foot of the garden which is accessed via a personal door.

Available from 29 April 2025





81sqm / 877sqft

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Oil heating

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3 bed, 1 bath, 1 recep

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Allocated parking

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EPC - D/ 66

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Front and rear gardens

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Council tax band - C

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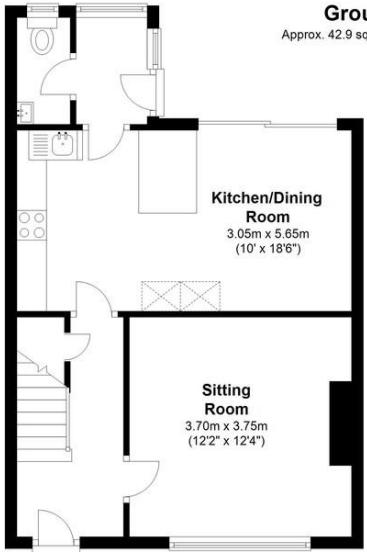
Available April 2025

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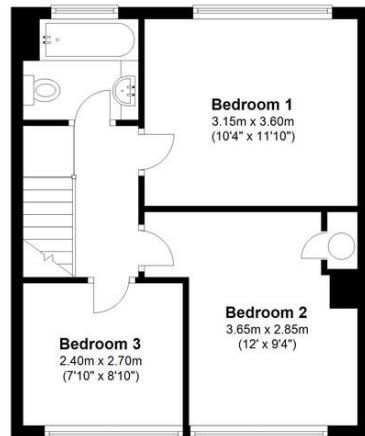
### Ground Floor

Approx. 42.9 sq. metres (461.5 sq. feet)

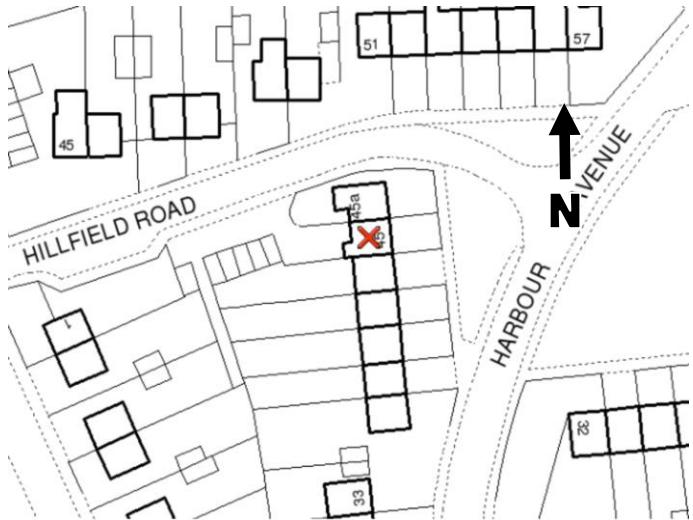


### First Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



Total area: approx. 81.6 sq. metres (877.9 sq. feet)



Comberton is a larger village located about 6 miles west of Cambridge, with the centre set around a pretty village duck pond. The village offers an excellent range of facilities and amenities including a shop / post office as well as schooling provision from pre-school up to the age of 18 years. The 'outstanding' Ofsted rated Village College has an adjoining Community Leisure and Health & Fitness facility and there is a doctors surgery, dentist, public house, butchers, hairdresser and a large recreation ground. For the commuter the access point at junction 12 for the M11 is close-by and there is a cycle-path from the village to the city.

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