



45 NIGHTINGALE AVENUE, CAMBRIDGE, CB1 8SG

Offers In Region Of £1,100,000

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EXCELLENT ACCESS TO ADDENBROOKES - A versatile four bedroom detached residence with self contained annex and generous garden facing open recreation grounds.



NIGHTINGALE AVENUE is a distinguished South City address located between Banbaham Road and Queen Ediths Way only a short stroll from Addenbrookes Hospital. Nearby Schooling is at The Perse and either Long Road or Hills Road Sixth Form Colleges. Facing onto the expansive Nightingale recreation ground, this is arguable one of the finest locations in the city.

- * Four good bedrooms
- * Cloakroom with 2nd WC
- * Sitting room with Bay Window
- * Versatile Family Room with feature fireplace
- * Conservatory
- * Kitchen/Diner
- * Utility & Study

THE PROPERTY offers four bedrooms and three/four reception rooms with the benefit of a self contained annexe and a total of 189 sq m (2039 sq foot), plus a conservatory. An ideal family home with separate living accommodation for a relative or let separately for a home with an income.

ANNEXE

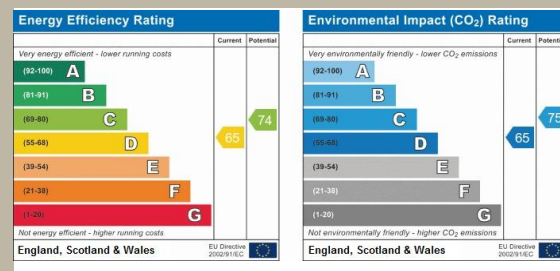
Comprising a long bed/sitting rom, shower, WC, and kitchen/diner with own personal access at the front of the property.

PLANNING PERMISSION has been obtained (granted Jan 2018) to demolish the existing home and replace it with two three-storey properties each of approx. 212 sq m (2290 sq foot) - full details can be found via the Cambridge City Council planning portal ref: 17/2261/FUL

OUTSIDE

A broad front block paved garden measures approx 16m wide (52') x 13m (42') max depth providing ample off road parking. A long rear garden measures approx 17.5m (57') wide x 22m (73') deep offering further potential to become a fantastic family space.

Council tax band F - £2,469.00 for 2018/2019



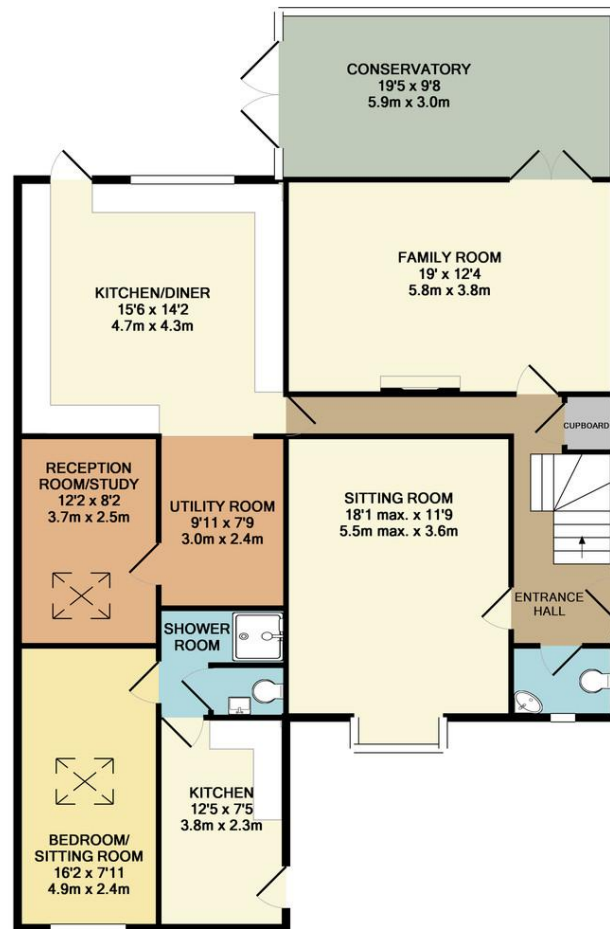
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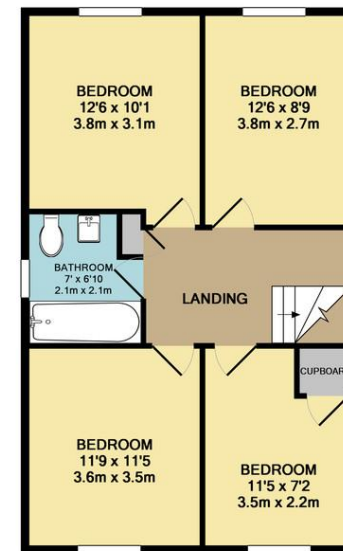
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GROUND FLOOR



1ST FLOOR



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