



Radcliffe & Rust Estate Agents Cambridge are delighted to offer this lovingly refurbished and extended, spacious, three bedroom terraced home on Lavender Road which is just off Kings Hedges Road. Lavender Road is located on the north side of the city. An ideal location for the Business and Science Parks and of course the new Cambridge North train station that is either just over a 20 minute stroll or a 6 minute cycle ride away. Cambridge North offers a direct line to London Kings Cross in one hour. The very centre of the city is still only a fifteen minute bike ride away which is perfect for buyers who are looking to take advantage of the whole host of excellent shopping, recreational and cultural amenities that the very heart of Cambridge City has to offer. The property is also well placed for a commuter with easy access to the A14/M11 corridor.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this attractive property for sale in CB4. Upon entering the property, you are welcomed in to a light hallway, from which you can access the living room and kitchen dining area. The hallway has extremely useful coat storage behind the front door as well as practical light wood laminate flooring which is continued in to the living room. The living room is located at the front of the property and is a fantastic bright room thanks to the large window. There is an attractive feature wallpaper wall in a calming grey colour with a flower pattern. To the rear of the property is a galley style kitchen which leads in to the extension which is used as the dining area. The kitchen has a combination of base and wall wood coloured units with a black worktop and white metro style wall tiles. There is a recently fitted, integrated, double oven and grill, a ceramic hob and a cooker hood over, stainless steel sink with drainer and space for a washing machine. The kitchen is finished with a built in airing cupboard. The dining area has an attractive vaulted ceiling with large Velux windows with a door at the end of the extension leading directly in to the garden. Located directly off the kitchen is an extremely useful additional room which is currently being used as a study which could also be used as a playroom, or would allow conversion to a utility room, if required.

Upstairs, there are three good sized bedrooms and a bathroom with separate W.C. The master bedroom overlooks the front of the property and has two windows which flood the room with light and benefits from generous, built in, storage cupboard. The current owners have decorated one wall with an attractive monochrome flower print wallpaper and the alcove provides the perfect place for wardrobes and clothes storage. Bedroom two overlooks the rear of the property and can comfortably fit a double bed and wardrobe(s). Bedroom three is a single bedroom which benefits from a generous, built in, storage cupboard. The room would work fantastically as a single bedroom, nursery or study, if required. The bathroom has floor to ceiling neutral coloured tiles, a bath with overhead power shower,

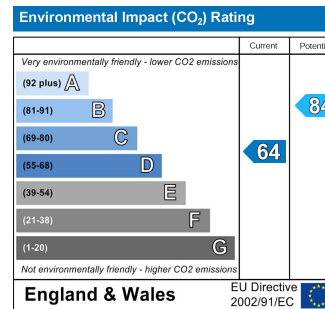
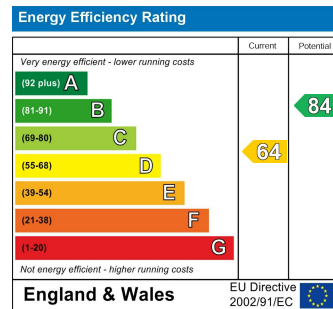
hand basin and heated towel rail. The separate W.C is located directly next door to the bathroom and also has a heated towel rail. The new owner could knock these rooms together to make a large family bathroom if required.

Externally there is a rear garden which is fully laid with patio slabs and offers the perfect low maintenance outdoor space, and contains two good sized sheds, one of brick construction and one of a recently built wooden construction. At the front of the property there is a shingle driveway with space to park two vehicles and a pathway directly from the pavement to the front door.

In summary, this property is in a fantastic location and would offer the new owner a move-in ready property which can easily access all of the amenities Cambridge has to offer.

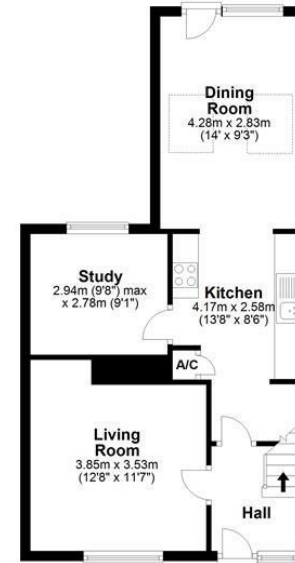
Agents notes

Tenure: Freehold
Council tax: Band C = £1,659

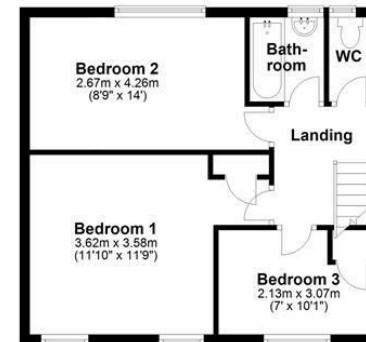




Ground Floor
Approx. 47.2 sq. metres (507.7 sq. feet)



First Floor
Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 92.4 sq. metres (995.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		84
	(81-91) B		
	(69-80) C	64	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		84
	(81-91) B		
	(69-80) C	64	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

