



Oak Tree Avenue, Cambridge, CB4 1AZ



Oak Tree Avenue

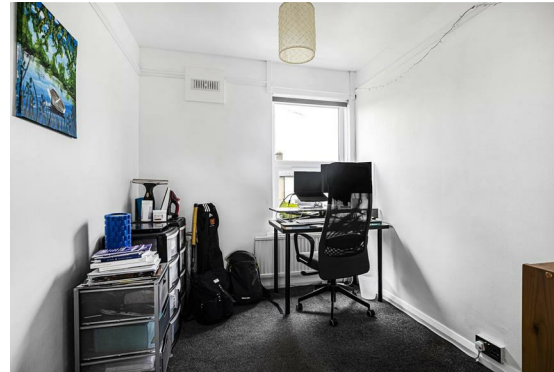
Cambridge,
CB4 1AZ

A well presented three bedroom terraced home situated in a popular residential location offering fantastic opportunity for both first time and investment buyers and in the catchment for the outstanding rated Chesterton Community College. The accommodation extends to 814 sq. ft. Arranged over two floors and enjoys the added benefit of a generous rear garden offering potential for extension (STPP).

3 1 1

Guide Price £475,000





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, oak flooring, door to

LOUNGE

With windows to the front aspect, oak flooring, door to

INNER HALLWAY

With wood effect flooring, storage cupboard, doors to

KITCHEN

With windows to the rear aspect, range of base level units, worktop with inset sink and a half with mixer tap over, space for washing machine, oven and fridge freezer, wood effect flooring, door to garden

BATHROOM

With windows to the rear aspect, suite comprising; low level wc with eco flush button, panelled bath with shower over, pedestal wash basin, part tiled walls

FIRST FLOOR

LANDING

With window to the rear aspect, oak flooring, cupboard with ladder to loft room with a Velux window, eaves storage and light.

BEDROOM ONE

With windows to the front aspect

BEDROOM TWO

With windows to the rear aspect, cupboard housing boiler

BEDROOM THREE

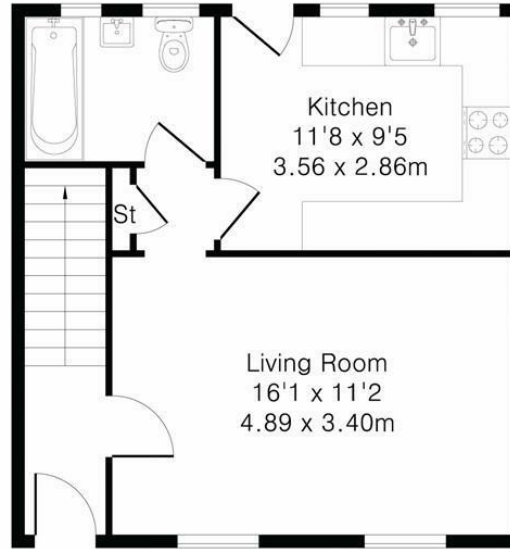
With window to the front aspect

OUTSIDE

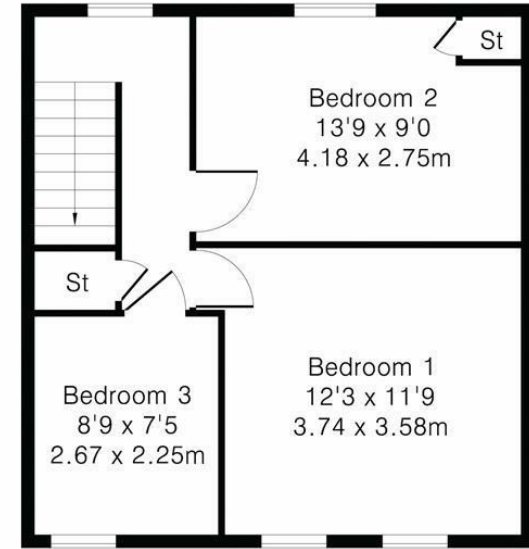
The fully enclosed rear garden is mostly laid to lawn with a patio area, external lights, a storage shed, mature shrubs and gated side access. The front boundary is retained by a low level picket fence with gate offering access to a pathway leading to the entrance door. Further benefitting from a lawn area and a selection of shrubs.



Approximate Gross Internal Area 814 sq ft – 76 sq m
 Ground Floor Area 407 sq ft – 38 sq m
 First Floor Area 407 sq ft – 38 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £475,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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