



51 Harbour Avenue
Comberton

BROWN & CO

51 Harbour Avenue, Comberton,

- No Upward Chain
- 1,172 sq. Ft.
- Four bedroom detached home
- Sought after village location
- Well presented accommodation arranged over two floors
- Driveway parking leading to integral garage
- Conveniently located for local amenities
- Easy access to Cambridge via road links and dedicated cycle path



LOCATION

Centrally located within the sought-after village of Comberton, the property enjoys an excellent position for both village life and access to the historic university city of Cambridge, approximately 5 miles to the northeast.

Comberton provides a well-rounded selection of everyday amenities, including a Co-operative convenience store, Post Office, local cafés, a bakery, and a range of independent services. The village also benefits from a doctors' surgery, dental practice, library, and village hall, together with active community facilities such as Comberton Sports & Arts Centre, offering a gym, sports hall, fitness studios, and all-weather pitches. For a wider variety of shopping, dining, and leisure opportunities, Cambridge city centre is just 5 miles away, while the nearby villages of Barton, Toft, and Bourn provide further local options.

The area is particularly well regarded for its education. The village is served by Meridian Primary School and the highly acclaimed Comberton Village College, which includes a sixth form and is part of the Cam Academy Trust. A number of independent schools are also available in and around Cambridge.

Commuters and cyclists benefit from excellent connections, with direct road links via the A603 and A428, and a dedicated cycle path providing a safe and scenic route into Cambridge. The nearby mainline stations at Cambridge and Foxton (approximately 6 and 7 miles respectively) offer regular rail services to London Kings Cross, London Liverpool Street, and beyond.

ACCOMMODATION

Ground floor

Entrance hallway With entrance door, window to the front aspect, engineer oak flooring, under stairs storage cupboard, stairs to the first floor, door to kitchen and living room.

Living room With window to front aspect, engineered oak flooring, wood burning stove with granite hearth open to dining room.

Dining room With sliding patio door to the garden, engineered oak flooring, opening to the kitchen

Kitchen With window to the rear aspect, fitted kitchen with matching eye and base level units, worktop with granite overlay with inset stainless steel sink and drainer with chrome mixer tap over, part tiled walls, space for freestanding appliances including under counter fridge or freezer, dishwasher and oven with extractor hood over, integral cupboards, door to utility room.

Utility room With door to garden, fitted eye and base level units with counter over, space and plumbing for washing machine, space for fridge freezer, door to garage and guest cloakroom.

Guest cloakroom With window to the side aspect, low level wc with eco flush button, wash basin with storage cupboard below and chrome mixer tap over, wood effect flooring.

First floor

Landing With window to rear aspect, integral cupboards, door housing hot water cylinder, loft access via hatch doors to.

Bedroom 1 With window to the front aspect.

Bedroom 2 With window to the rear aspect.

Bedroom 3 With window to the front aspect.

Bedroom 4 With window to the front aspect, exposed floorboards.

Family bathroom With window to the rear aspect, contemporary suite comprising low level wc with eco flush button, wall mounted wash basin with chrome mixer tap over and panelled bath with electric shower over, tiled walls and floor, heated towel rail.



Shower room With window to the side aspect, suite comprising low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and glass and chrome shower enclosure with electric shower, exposed floorboards and heated towel rail.

Tenure: Freehold

Services: Mains water and electricity connected. Oil fired central heating.

Council tax: Band D (£2,414.52 per annum)

EPC: D

IMPORTANT INFORMATION REGARDING THE PROPERTY TITLE

Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB3519. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

VIEWING

Strictly by prior appointment through the selling agents Brown&Co.

AGENTS NOTE

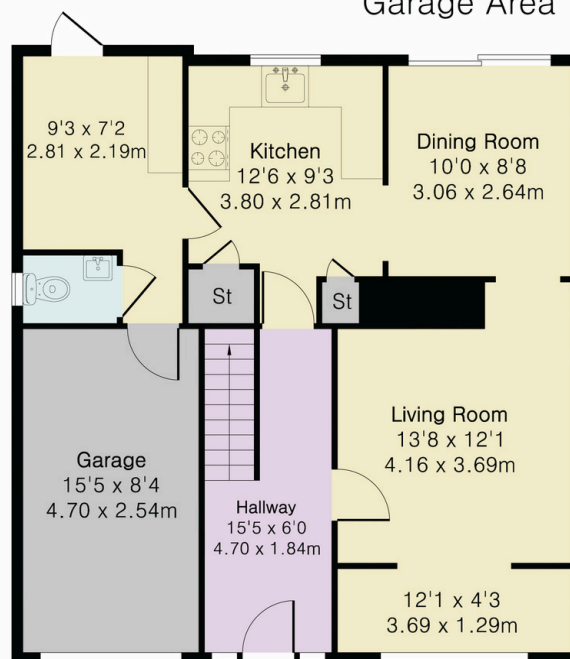
A Materia Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Approximate Gross Internal Area 1172 sq ft - 109 sq m (Excluding Garage)

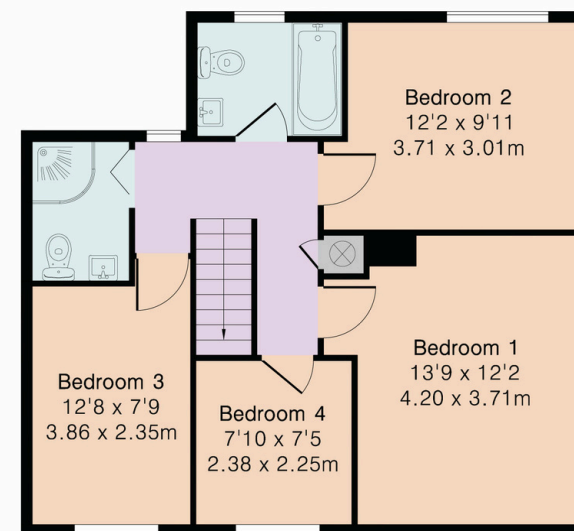
Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 577 sq ft – 54 sq m

Garage Area 128 sq ft – 12 sq m



Ground Floor



First Floor

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co

The Fairways | Wyboston Lakes | Great North Road | Wyboston | MK44 3AL

T 01480 432220

E stneots@brown-co.com

BROWN & CO

Property and Business Consultants