



Elfleda Road, Cambridge
CB5 8LZ

Pocock + Shaw

14 Elfleda Road
Cambridge
Cambridgeshire
Cambridge
CB5 8LZ

A well presented three bedroom semi-detached property enjoying a cul-de-sac location in a convenient and accessible east city location

- Bay-fronted semi detached house
- 3 bedrooms
- First floor bathroom
- Kitchen/dining room
- Sitting room
- Period features
- Gas central heating and double glazing
- Driveway parking for 3 vehicles
- Attractive rear garden

Guide Price £475,000



This 1930s, bay-fronted home sits on a decent sized plot in an established residential area on the east side of the city. The property is well laid out with an open plan kitchen/ dining room and a separate bay-fronted sitting room to the ground floor.

Upstairs are three bedrooms, two of which are comfortable doubles. The bathroom has been fitted with a modern white suite and is complemented by part- tiled walls.

Outside, the property has a driveway providing off road parking for 3 vehicles. A side gate leads to the rear garden, which extends to approximately 15m (50ft). There is a block paved patio and useful storage shed. The remainder is laid to lawn and there are a number of shrubs and trees.

Elfreda Road is located off Newmarket Road, on the eastern side of the city and is conveniently located for access to the city centre, Grafton Centre and Newmarket Road retail park with a wide range of shops and facilities. The property is also well placed for access to Addenbrooke's Hospital (3 miles), Cambridge train Station (2.5 miles) and the A14.

The vendor informs us that whilst the property is towards the end of the cul de sac, no football fans pass the property en route to the adjacent ground. The car park to the rear is not for the public but solely for the managers and players

Ground Floor Part glazed door to

Entrance hall with stairs to first floor, radiator, picture rail, understairs cupboard with coathooks and window to side, laminate wood flooring, original timber doors to

Kitchen/dining room 16'10" x 12'5" (5.14 m x 3.79 m) with two windows to rear with views to garden, part glazed door to side, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer, four ring gas hob with stainless steel chimney extractor hood over, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, two radiators, recessed ceiling spotlights, wall mounted

Vaillant Eco Tec plus 831 gas central heating boiler, ceramic tiled flooring.

Sitting room 14'1" x 11'0" (4.28 m x 3.36 m) with bay window to front, fireplace with inset electric fire with granite slips and hearth, picture rail, radiator, laminate wood flooring.

First Floor

Landing with window to side, loft access hatch, original period doors to

Bedroom 1 14'5" x 10'8" (4.39 m x 3.26 m) with bay window to front, picture rail, radiator, exposed pine floorboards.

Bedroom 2 12'6" x 10'8" (3.82 m x 3.26 m) with window to rear with views to garden, picture rail, radiator, period tiled feature fireplace, exposed pine floorboards.

Bedroom 3 8'8" x 6'0" (2.65 m x 1.82 m) with window to front, picture rail, radiator. Currently used as a home office.

Bathroom with two windows to side, panelled bath with fully tiled walls, chrome shower unit and folding shower screen over, wash handbasin with tiled wall behind, shaver point, WC, radiator, extractor fan, ceramic tiled flooring.

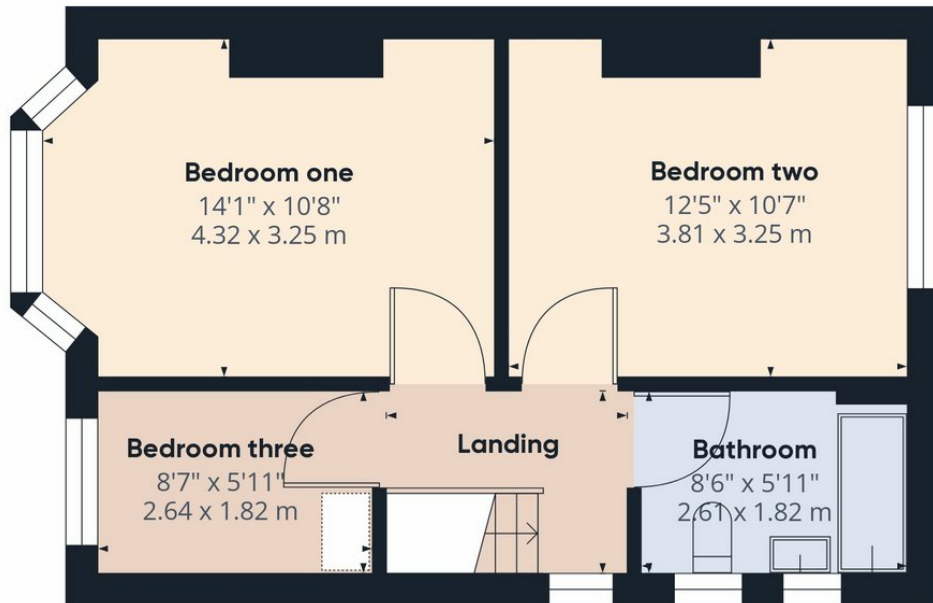
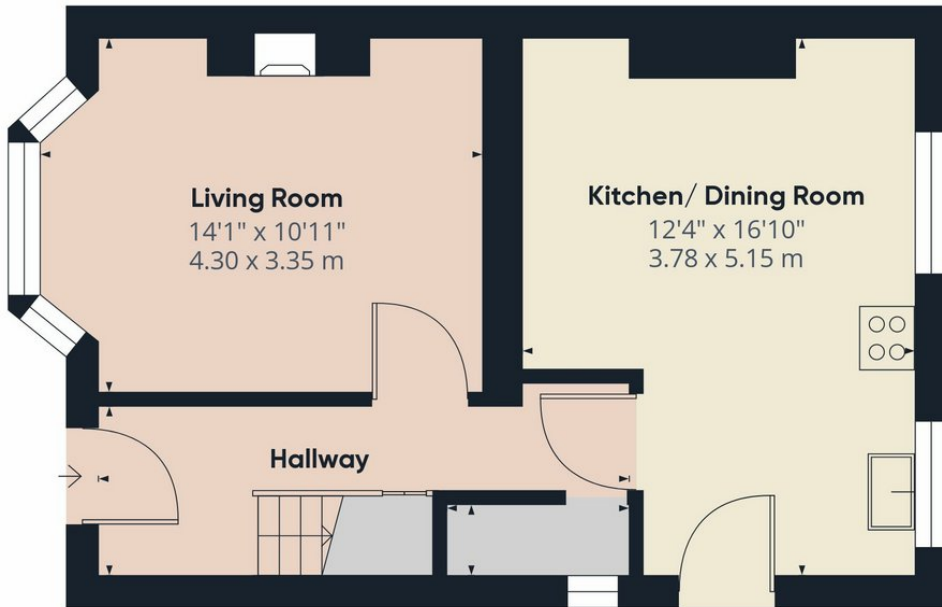
Outside Driveway to the front providing off road parking for three vehicles. Timber double gates to a further driveway area which extends down the side of the property. Rear garden 15m x 8m (approx) with paved patio area adjacent to the rear of the property leading onto a lawn with stepping stone path, well tended flower and shrub borders. Further paved seating area at the end of the garden, timber shed, greenhouse, outside light and tap.

Services All mains services.

Tenure The property is Freehold

Council Tax Band C





Approximate total area

822.57 ft²
76.42 m²

Reduced headroom

0.34 ft²
0.03 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	84



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested