



Harbour Avenue, Comberton  
CB23 7DD

**Pocock + Shaw**

34 Harbour Avenue  
Comberton  
Cambridge  
Cambridgeshire  
CB23 7DD

A 3 bedroom residence with sunny rear garden, garage and views over a green area to the front in this highly sought after village just to the west of the city.

- 3 bedroom house
- Sitting room
- Kitchen/ Dining Room
- First floor shower room
- New (2023) oil fired central heating boiler
- Double glazing
- Southerly facing rear garden
- Green area to front
- Garage
- No upward chain

Guide Price £315,000



Comberton is a highly regarded village west of Cambridge, providing a good range of facilities including Post Office/ general store, butchers, dentist, doctor's surgery, church, public houses, playgroup and a sports/ gym/ leisure centre. There are 18-hole golf courses in the neighbouring villages of Toft and Bourn. Education is well served with the Meridian Primary School and highly renowned Comberton Village College which also has a sixth form.

This well-proportioned 3 bedroom terraced residence enjoys an excellent orientation (southerly facing rear garden) and position with views over a green area to the front.

Offered with no upward chain, the accommodation in detail comprises;

### Ground Floor

**Storm porch** with quarry tiled flooring, courtesy light and glazed front door to

**Entrance hallway** with cupboard housing the electric meter and fuse box, stairs to first floor, radiator, doors to

**Kitchen/dining room** 18'4" x 9'10" (5.60 m x 3.00 m) with part glazed door and window to rear garden, range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer, space for electric cooker, plumbing and space for dishwasher, ceiling mounted spotlight units, radiator, vinyl flooring.

**Sitting room** 12'4" x 12'0" (3.75 m x 3.65 m) with window to front, pine mantelpiece and hearth, timber shelving units to both sides of chimney breast, radiator, high level shelving to walls.

### First Floor

**Landing** with loft access hatch, doors to

**Bedroom 1** 11'7" x 10'4" (3.54 m x 3.16 m) with window to rear with views to garden, double doors to built in wardrobe cupboard, fitted timber shelving and drawer

units/cupboards to two walls, wall mounted spotlights, dressing mirror, radiator.

**Bedroom 2** 12'0" x 9'5" (3.65 m x 2.87 m) with window to front with views to front green area, built in wardrobe cupboard and cupboards to one wall, airing cupboard with factory lagged hot water tank and slatted wood shelving, radiator, laminate wood flooring.

**Bedroom 3** 8'9" x 8'0" (2.67 m x 2.44 m) with window to front with views to green area, radiator, pine floorboards.

**Shower room** with window to rear, large shower tray with glass screen, fully tiled surround and Triton T802 electric shower unit, WC, wash handbasin with pine shelf to side and tiled splashbacks, wall mounted mirror fronted cabinet, cork tiled floor, radiator.

**Outside** Mainly paved low maintenance front garden area with attractive willow hurdle fencing.

The rear garden (20m approximately) comprises of a paved patio area adjacent to the rear of the property (with outside tap and wall mounted Grant Oil fired central heating boiler) leading to a path and lawn, covered/ open-sided bin store, flower/shrub areas. The whole offering a high degree of privacy and a sunny aspect. To the rear of the garden there is a Garage 4.9m x 2.5m (approximately) with aluminium up and over door to front, power and lighting, workbench and pedestrian door to rear garden. To the front of the garage there is a driveway providing off road parking for 2 vehicles.

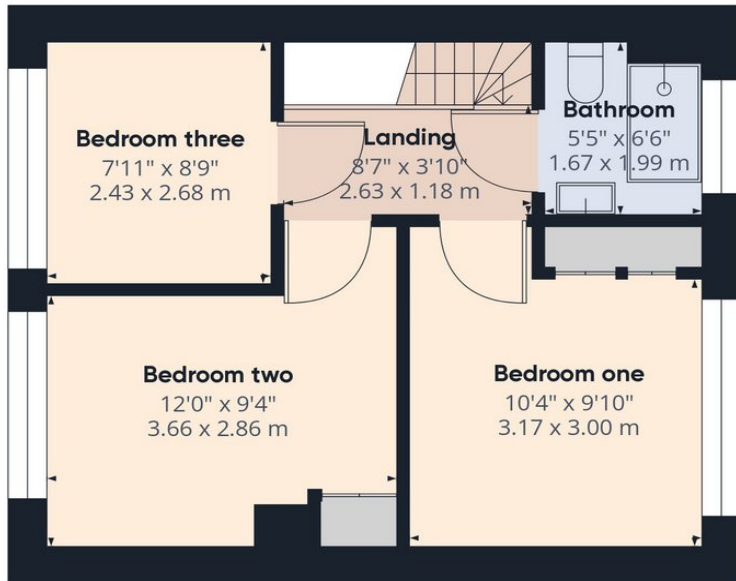
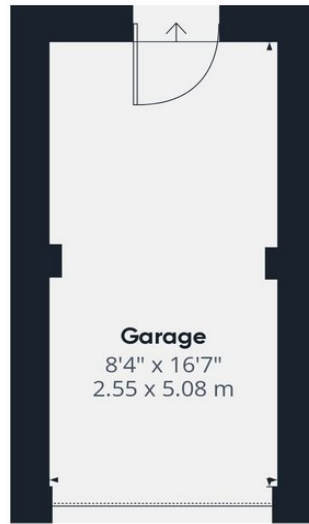
**Services** Mains water, electricity and drainage.

**Council tax** Band C

**Tenure** The property is Freehold

**Viewing** By Arrangement with Pocock + Shaw





**Approximate total area**

921.18 ft<sup>2</sup>

85.58 m<sup>2</sup>

**Reduced headroom**

10.55 ft<sup>2</sup>

0.98 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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

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