



Eltisley Avenue, Cambridge
CB3 9JQ

Pocock + Shaw

48 Eltisley Avenue
Cambridge
Cambridgeshire
CB3 9JQ

An attractive double bay-fronted Edwardian residence in arguably one of the most popular locations in Newnham

- 3 Bedroom period property
- Highly sought after Newnham location
- Spacious accommodation
- In need of refurbishing
- Excellent scope to extend/ remodel
- Enclosed rear garden
- No upward chain

Guide Price £950,000



Eltisley Avenue is situated to the south edge of Newnham 'village' lying off Grantchester Meadows which is a no through road and turns into a footpath and leads from Newnham, adjacent to the River Cam, to Grantchester.

Newnham is well served in terms of everyday shopping facilities which include a chemist, coffee shop, butcher, bakery, post office, mini supermarket, church and a popular pub, The Red Bull. Newnham Croft Primary School is nearby along Chedworth Street which is the 'feeder' school into Parkside Secondary School whilst independent schools including St John's, Kings College Schools and The Leys are within walking/cycling distance (for most).

The property offers spacious accommodation with many original features remaining. The residence is in need of comprehensive refurbishment (see agents note) but offers great scope to be extended/ remodelled to the preference/ needs of any incoming owner. In detail the accommodation comprises;

Ground Floor part glazed timber door with leaded and stained glass detailing and fanlight over leading onto

Entrance Hallway with stairs to first floor, dado rail, radiator, decorative corbels, under stair recess with electric meter, sliding door to shelved cupboard

Sitting Room 15'1" x 11'10" (4.60 m x 3.61 m) with bay to front with timber sash windows, picture rail, radiator, period fireplace (boarded), shelving to one side of chimney breast

Dining Room 12'0" x 9'10" (3.65 m x 3.00 m) with part glazed timber doors to garden, period fireplace with inset gas fire, shelving to both sides of chimney breast, opening onto

Breakfast Room 13'9" x 10'2" (4.20 m x 3.10 m) with sash window to side, wall mounted gas heater with Baxi Bermuda back boiler (not checked but assumed not in working condition and will be replaced/updated by any incoming purchaser), radiator, built in shelving and cupboard to one wall, door to;

Kitchen 11'9" x 10'2" (3.57 m x 3.11 m) with Crital windows to side and rear, glazed door to rear garden, range of fitted wall and base units with worksurfaces and tiled splashbacks over, built-in gas hob with electric double oven below, stainless steel splashback and chimney extractor hood over, AEG Lavamat Turbo washing machine, stainless steel sink and drainer, radiator door to;

Cloakroom with window to rear, high level shelving, WC.

First Floor

Landing split-level landing with coved arch and decorative corbels, loft access hatch with aluminium pull-down ladder (boarded loft space), dado rail, built in cupboard.

Bedroom 1 15'9" x 15'1" (4.80 m x 4.60 m) with timber bay window to front with timber sash windows, picture rail, period fireplace, shelving to one side of chimney breast, radiator.

Bedroom 2 11'11" x 10'0" (3.63 m x 3.06 m) Sash window to rear, period fireplace, shelving to both sides of chimney breast, Butler sink unit to one wall, radiator, airing cupboard with lagged hot water tank and slatted wooden shelving.

Bedroom 3 10'9" x 10'2" (3.27 m x 3.11 m) with sash window to side, period fireplace, built-in cupboard with shelving to side, door to;

Dressing Room with sash window to rear, radiator, built in cupboard, this originally formed part of bedroom 3 and could easily be opened up again to form one larger bedroom space.

Bathroom window to shed, tiling to walls, panelled bath with Mira electric shower over, mirror-fronted wall cabinet, WC, washhand basin, radiator.



Outside Small front garden area set behind a brick retaining wall. Wrought iron gate and path to front door.

Rear Garden (15m approx in length)
The rear garden has been cleared and is really a blank canvas for any incoming purchaser to put their own stamp on. Outside tap and light. Outside shed. Rear pedestrian access gate

AGENTS NOTE

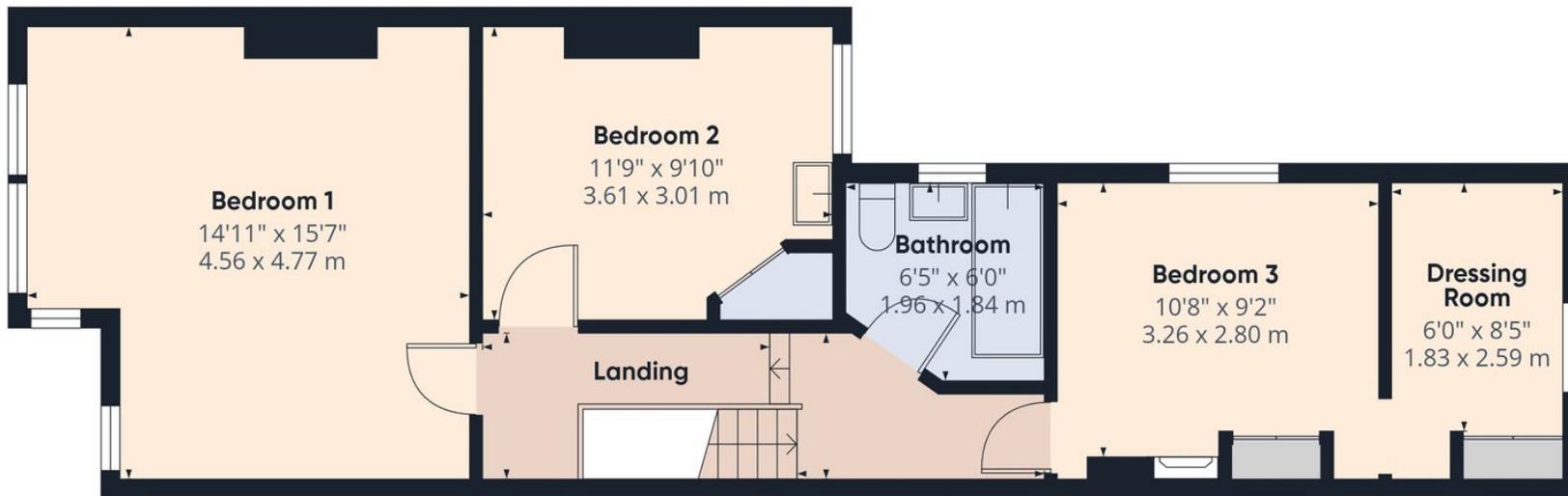
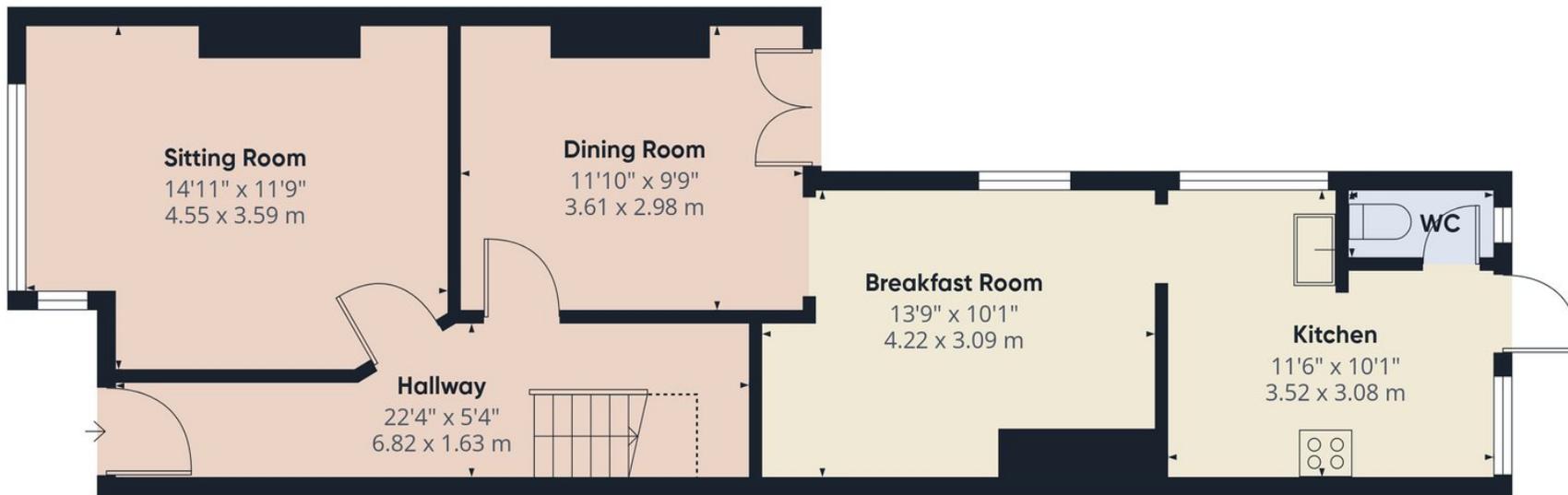
The property has been subject to some slight subsidence damage caused by the downward and rotational movement of the front bay. We hold various letters/reports on file and are happy to share these with any serious prospective purchasers. The property is being sold as seen and any structural issues outstanding will need to be identified and addressed by the purchaser.

Services All mains services

Council Tax Band F

Viewing By appointment with Pocock + Shaw





Approximate total area¹

1201 ft²

111.7 m²

Reduced headroom

11 ft²

1 m²

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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