



72 Stretten Avenue, Cambridge, CB4 3EP  
Guide Price £500,000 Freehold



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**A CONVENIENTLY POSITIONED 3-BEDROOM HOUSE OF AROUND 806 SQFT / 75 SQM, ENJOYING A LARGE CORNER PLOT OFFERING EXCITING SCOPE TO EXTEND, SUBJECT TO THE NECESSARY CONSENTS. NO ONWARD CHAIN.**

- Large corner plot of around 364 sqm / 0.09 acre
- Close to a wealth of local amenities
- Excellent local schooling
- No onward chain
- Gas central heating and double glazing
- Scope to extend (STPP)
- EPC - D / 56

This bay-fronted, end-of-terraced home represents a rare opportunity to acquire a home with an abundance of potential and a generous corner plot in a highly sought-after city location. The area offers good local schooling, excellent transport links and is within walking distance of a number of local supermarkets including Aldi, Iceland, and a Co-op.

The accommodation briefly comprises a bay-fronted living room with an open fireplace, built-in shelving and storage. The dining room has a gas fire and an airing cupboard housing a hot water cylinder. The kitchen has been fitted with a range of base and wall-mounted units and has space /plumbing for various appliances.

There is a ground floor bathroom, which has been fitted with a white suite, complemented by tiled walls. Upstairs are three bedrooms, the principal bedroom is particularly spacious and includes built-in cupboards and a dresser.

Outside, the property is set back behind a mature hedgerow and sits on the south corner of Bateson Road. The garden is mainly shingled for ease of maintenance and offers superb scope to extend subject to planning permission.

The exciting scope and enviable location of this property demands an early viewing.

**Location**

Stretten Avenue, which runs between Victoria Road and Gilbert Road, forms part of a popular and established residential area, within walking and cycling distance of the city centre. Primary schooling is available at St Luke's Primary School and with secondary schooling at the Ofsted rated 'Outstanding' Chesterton Community College, which also provides a swimming pool and sporting facilities for the public, with local shopping on Victoria Road, Histon Road and Carlton Way. St Lukes Church is close by. The property is well situated on the corner of Stretten Avenue and Bateson Road.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - C

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

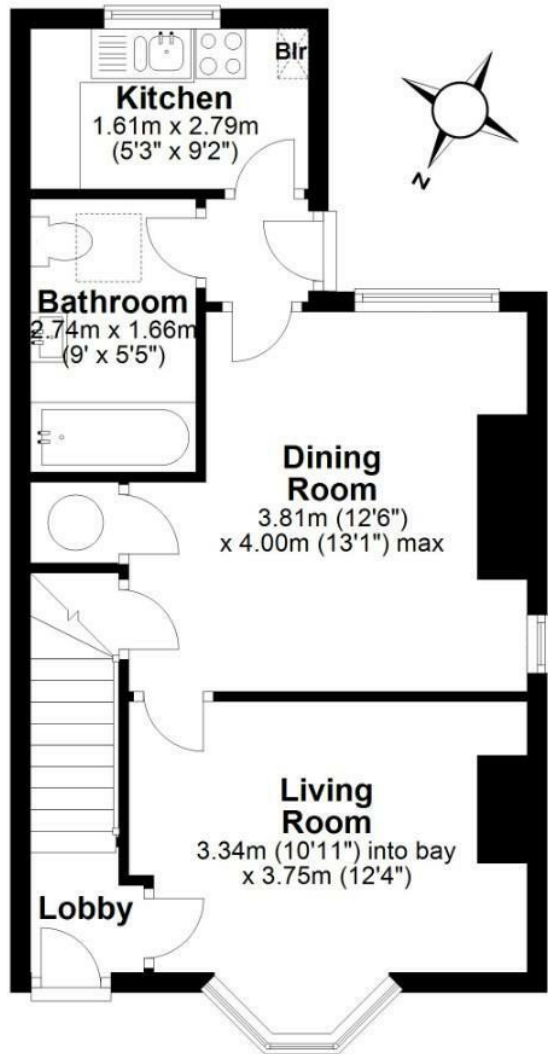
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



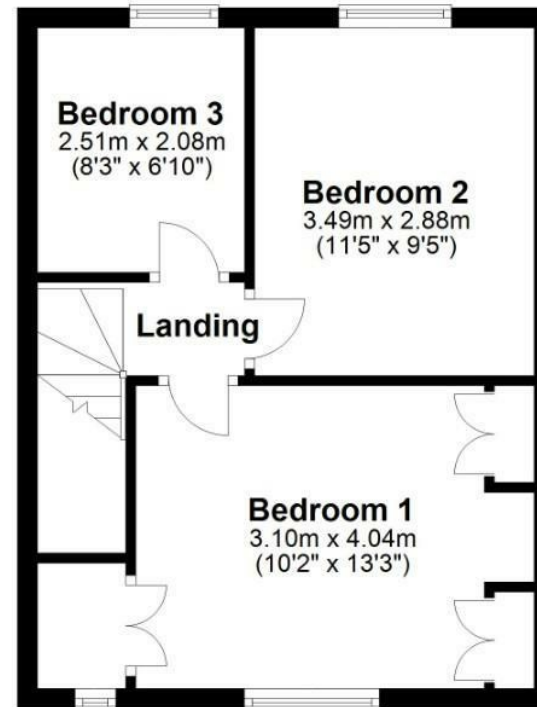
## Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



## First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 74.9 sq. metres (806.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

