



23. Oak Tree Avenue, Cambridge, CB4 1AZ
Guide Price £450,000 Freehold



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A 1930'S HOME WITH APPROVED PLANNING PERMISSION FOR A SINGLE-STOREY EXTENSION. THE PROPERTY HAS DRIVEWAY PARKING, A GENEROUS PRIVATE REAR GARDEN AND IS CONVENIENTLY SITUATED JUST OFF MILTON ROAD.

- Generous rear garden measuring around 70ft x 26ft
- Gas central heating and double glazing
- Driveway parking for 2 vehicles
- Quiet, near central cul-de-sac position
- Planning permission for a ground floor extension
- Excellent local facilities

This two bedroom, end-of-terrace home has been exceptionally well cared for by its owners and enjoys a generous garden measuring around 70ft (21m) x 26ft (7m). The property is gas central heated and double glazed throughout, includes a ground floor cloakroom W.C. and also benefits from driveway parking.

On the ground floor is a bright sitting room with built-in shelving, storage and a feature wood-burning stove. The kitchen has been fitted with an attractive range of base and wall mounted units; integrated appliances include an oven and electric hob with extractor over. There is a cloakroom W.C off from a rear lobby and entrance hall with space for coats and footwear with stairs to the first floor.

Upstairs are two double bedrooms, the master bedroom is particularly spacious and has two windows overlooking the front of the property. The bathroom has been fitted with a modern white suite including a shower over the bath. The landing provides access to a partially boarded and insulated loft with a pull-down ladder.

Outside, there is a block paved driveway providing off road parking for two vehicles. A secure side gate leads to the rear garden, which has a private outdoor terrace, well suited to alfresco dining. The remainder is laid to lawn and stocked with a variety of mature trees, well stocked shrub beds and herbaceous borders.

Location

Oak Tree Avenue is conveniently situated just off Milton Road, on the north side of the city lying about 1.5 miles from the centre itself and about 1.25 miles south of both Cambridge Science Park and access to Cambridge North railway station. There are a range of shops with secondary schooling at Chesterton Community College. The River Cam, Midsummer Common, city centre and many of the other facilities offered by the University can be approached on foot or by bicycle.

Agent's Note

The owners have acquired planning permission for a single storey rear extension REF: 22/04434/HFUL. Further details can be accessed via Cambridge City Planning <https://applications.greatercambridgeplanning.org/online-applications/>

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.
Council Tax Band - B

Fixtures and Fittings

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

Viewing

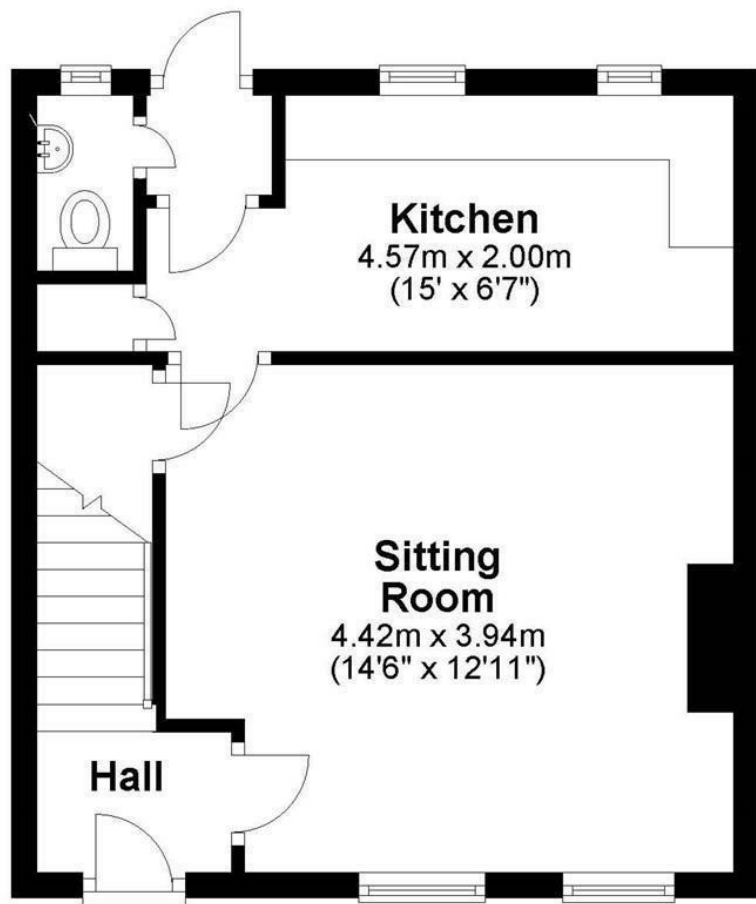
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



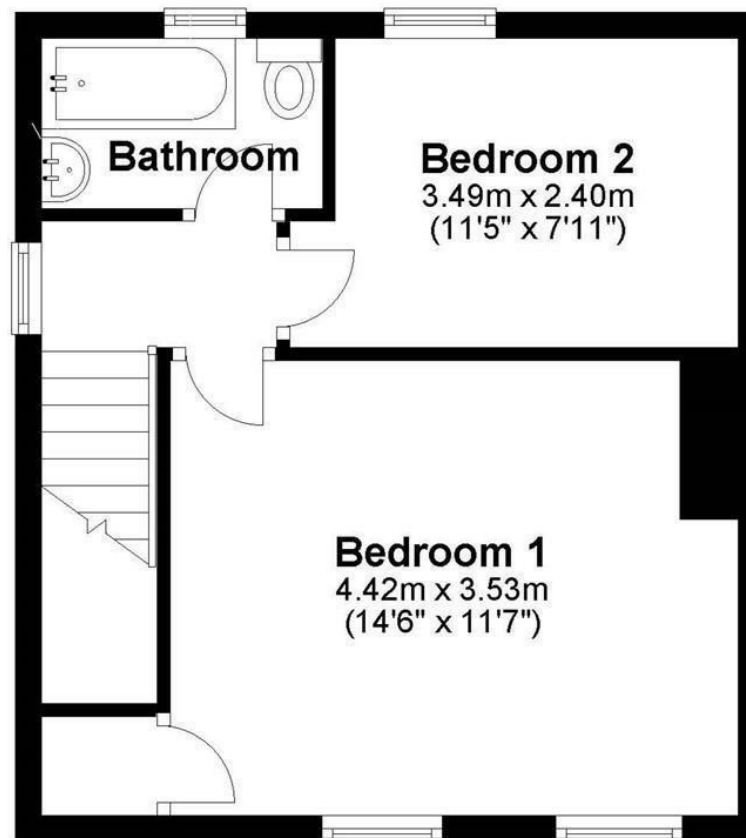
23 Oak Tree Avenue, Cambridge



Ground Floor



First Floor



Approx. gross internal floor area 65 sqm (700 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		89
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

