



37 Eltisley Avenue, Newnham, Cambridge, CB3 9JQ

Guide Price £1,200,000 Freehold



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AN EXTENDED AND ELEGANT BAY-FRONTED EDWARDIAN ENJOYING AN ENVIABLE LOCATION IN NEWNHAM AND AVAILABLE WITH NO ONWARD CHAIN.

- Well proportioned Edwardian home
- 138 sqm/1475 sqft
- 4 double bedrooms, 2 baths, 2 recept
- 1900
- EPC rating - 63 / D
- Close to Lammas Land and the river
- Excellent local schooling
- Private west facing rear garden
- Gas-fired central heating to radiators
- Council Tax Band - F

This extended bay-fronted period residence has been exceptionally well cared for and has served as a superb home for over 28 years. The property benefits from a loft conversion and is available with the benefit of no onward chain.

On the ground floor is a bay-fronted sitting room with a feature wood-burning stove and built-in shelving, finished with original wood flooring which continues to the dining room with respective doors to the kitchen and private rear garden. The kitchen/breakfast room is light and airy, and benefits from a dual aspect and plenty of afternoon sun. There is a range of fitted base and eye level units and various freestanding appliances included in the sale. Completing the ground floor accommodation is a cloakroom WC and a well-proportioned entrance hall with space for coats and footwear.

Upstairs, the bedrooms are arranged over two floors, the first housing the main bathroom and three double bedrooms, all including built-in cupboards, The final bedroom is on the second floor, and has an en-suite shower room and plenty of eaves storage.

Outside, there is permit parking available. There is a small front garden with mature shrubs, an established Wisteria, and a quarry tiled path to the main entrance. The private west-facing rear garden is mainly laid to lawn and stocked with a variety of trees and shrub borders. There is a useful summer house at the foot of the garden and gated rear access leading to the front of Eltisley Avenue. The whole is enclosed by fencing.

Location

Eltisley Avenue forms part of an extremely popular residential location near the centre of Newnham village which is about 1 mile to the west of the City centre. There are an excellent selection of local amenities in Newnham including two good deli's, a supermarket, butcher, baker, pharmacy and a popular primary school. Secondary schooling for all age groups are available in the City. The City centre, colleges and various university departments can be reached on foot or bicycle via the backs. Grantchester Meadows and Lammas Land are both within easy walking distance. The property is within the catchment area for Parkside Secondary School.

Services

Mains services connected are :-water, drainage, electricity & gas

Statutory Authorities

Cambridge City Council
Council Tax Band - F

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







Approx. gross internal floor area 138 sqm (1475 sqft)

| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

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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.



