



53 Oak Tree Avenue, Cambridge, CB4 1AZ
Guide Price £425,000 Freehold



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A WELL-POSITIONED 1930'S TERRACED HOME WITH DRIVEWAY PARKING AND A GENEROUS SOUTH-FACING REAR GARDEN. THE PROPERTY ENJOYS A PLEASANT POSITION ON A NO-THROUGH ROAD JUST OFF MILTON ROAD.

- 700 sqft / 65 sqm
- Driveway parking
- 2 bed, 1 recep, 1 bath
- Gas-fired heating to radiators
- Council tax band – B
- Mid-terraced house
- 323 sqm / 0.08 acre
- 1930s
- EPC – D / 67

This two bedroom mid-terraced 1930's has been well cared for by its owner and enjoys a generous garden measuring around 135ft (41m) x 20ft (6m). The property is gas central heated, double glazed throughout, includes a useful rear porch and also benefits from driveway parking.

On the ground floor is a bright living room, benefitting from southerly aspects and a feature fireplace contrasted by a real wood surround. The kitchen has been fitted with a contemporary range of base and wall-mounted units and there is space and plumbing for various appliances.

Upstairs are two double bedrooms, the master bedroom is particularly spacious, houses the boiler and has built-in storage. The bathroom has been fitted with a modern white suite including a shower over the bath. The landing provides access to an insulated loft.

Outside, there is a driveway providing off road parking for one vehicle. The south-east facing rear garden is generous in size and offers a superb degree of privacy. The garden is mainly laid to lawn and stocked with a variety of mature shrubs and trees. There is also a side passage way providing pedestrian access back to the front of the property.

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.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - B

Fixtures and Fittings

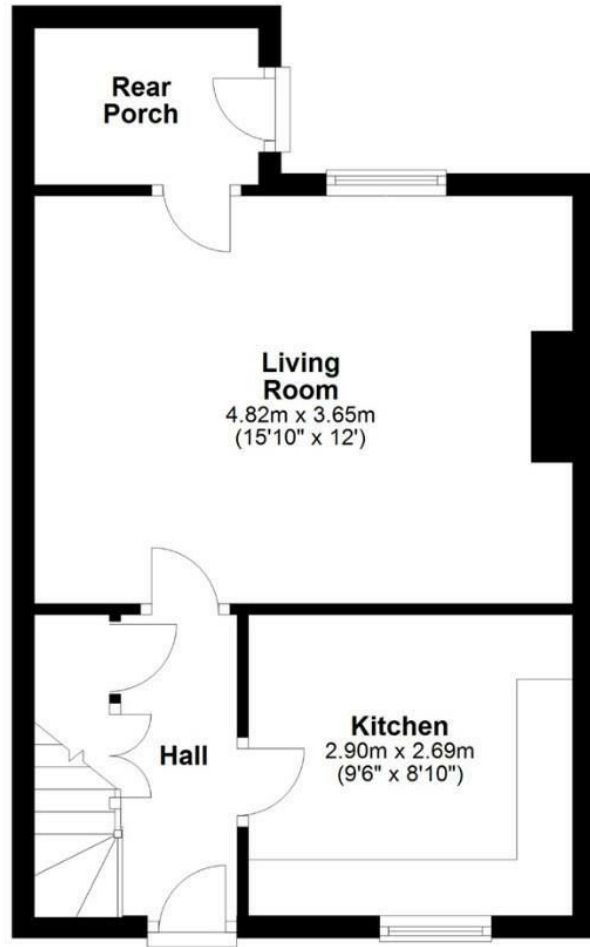
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

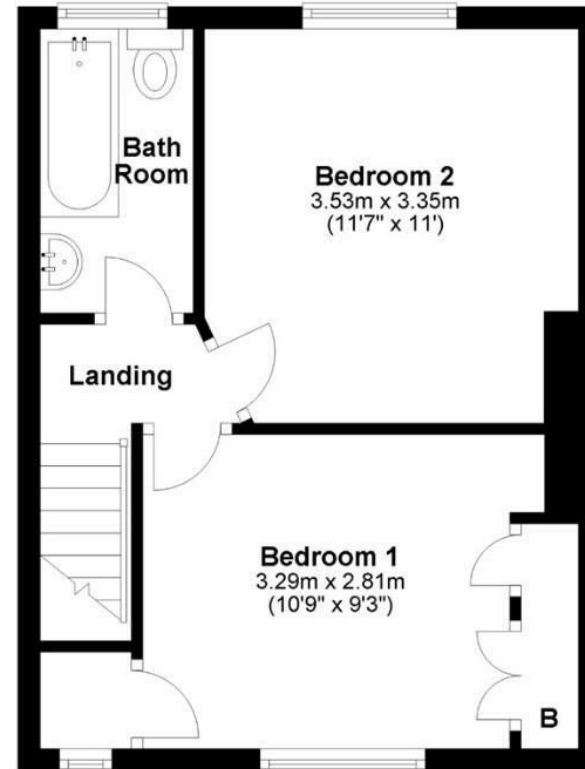
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(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

