



**Lode Road**  
**Cambridge, CB25 9ET**  
**Guide Price £375,000**

## Lode Road, Cambridge, CB25 9ET

A rather deceptive semi-detached bungalow, with planning permission to extend, delightfully set on a generous size plot and located only a few miles from the City of Cambridge.

Offering sizeable rooms throughout, the property offers impressive kitchen/dining room, living room, two double bedrooms and bathroom.

Externally the property offers extensive front and side gardens with a fully enclosed rear garden.

EPC (C)

Council Tax C (East Cambridgeshire)

### Accommodation Details:

With fully glazed front entrance door through to the:

#### Hallway

With door through to the:

#### Living Room 15'1" x 11'5" (4.6m x 3.5m)

Good sized living room with featured fireplace (currently boarded), TV connection point, radiator, window to the front aspect and door through to the:

#### Kitchen/Dining Room 18'4" x 13'9" (5.6m x 4.2m)

Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with mixer tap, space and plumbing for a fridge/freezer, oven, dishwasher, washing machine and tumble dryer. Tiled flooring, radiator, window to the rear aspect and side external door.

#### Bedroom 1 9'10" x 11'5" (3m x 3.5m)

Double bedroom with built-in wardrobe, radiator and window to the front aspect.

#### Bedroom 2 9'10" x 12'1" (3m x 3.7m)

Double bedroom with built-in wardrobe, radiator and window to the rear aspect.

#### Bathroom

Three piece suite comprising of a low level WC, wash basin and panelled bath. Access to airing cupboard and window to the rear aspect.

#### Outside - Rear

Enclosed rear garden with paved seating area and lawn area.

#### Outside - Front

Extensive shingled driveway creating ample off-road parking and enclosed by brick wall and mature hedging. Side pedestrian gate leading through to the rear garden.

#### Garage

With metal up and over door.

#### Property information:

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached Bungalow

Property Construction – Standard

Number & Types of Room –

Please refer to the floorplan

Square Meters - 77 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast

available, 1000Mbps download,

1000Mbps upload

Mobile Signal/Coverage – Limited

Rights of Way, Easements,

Covenants – None that the vendor

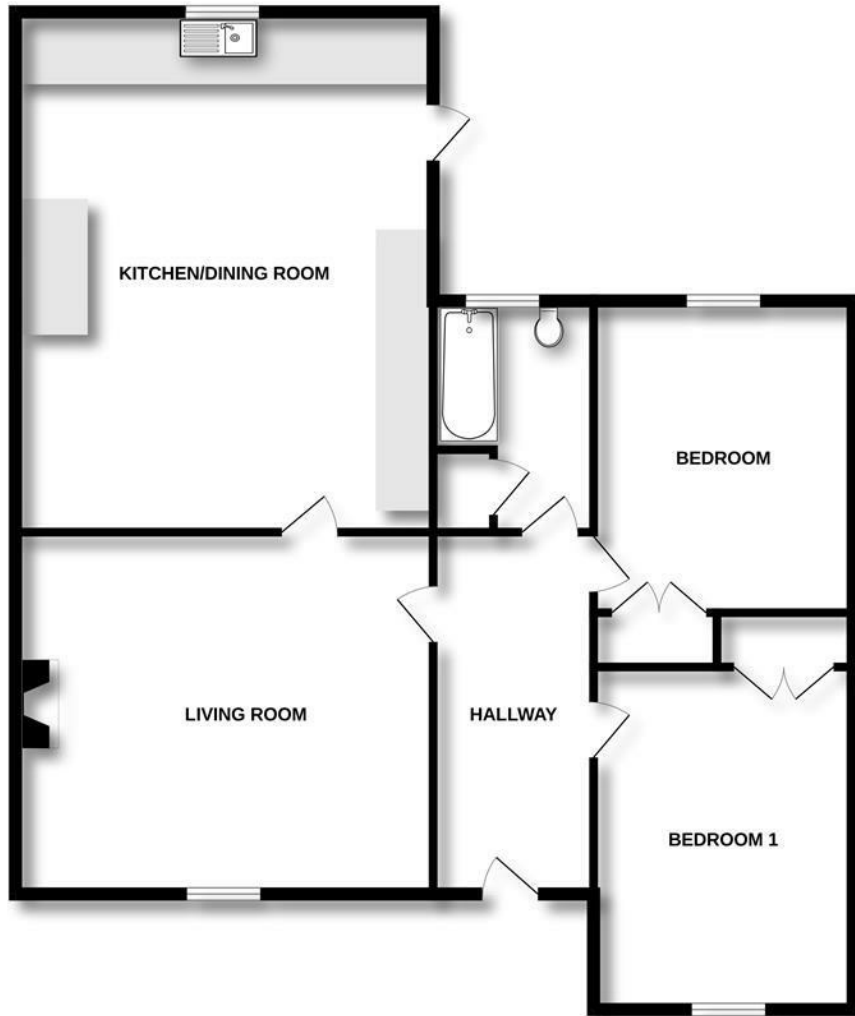
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Location - What 3 Words -

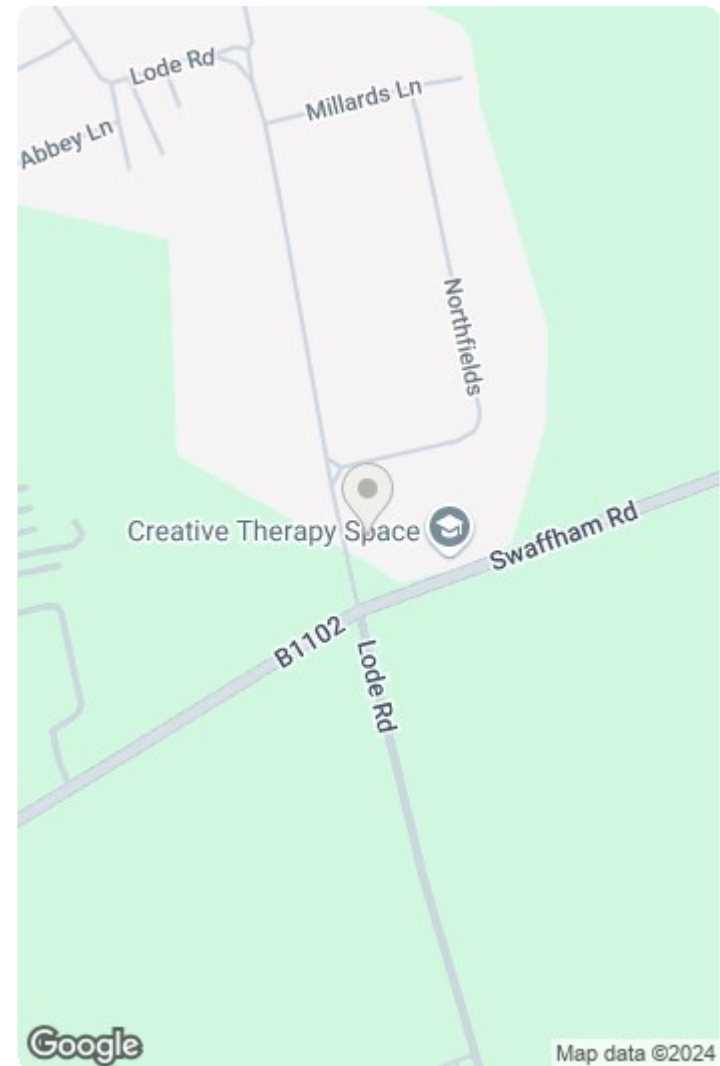
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92-100%                                     | A |                         |           |
| 81-91%                                      | B |                         |           |
| 69-80%                                      | C |                         |           |
| 55-68%                                      | D |                         |           |
| 49-54%                                      | E |                         |           |
| 45-48%                                      | F |                         |           |
| 35-44%                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 92-100%   | A |                         |           |
| 81-91%  | B |                         |           |
| 69-80%  | C |                         |           |
| 55-68%  | D |                         |           |
| 49-54%  | E |                         |           |
| 45-48%  | F |                         |           |
| 35-44%  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

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