



Howard Road, Cambridge CB5 8QP

Guide Price £550,000



Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Howard Road, Cambridge CB5 8QP

A delightful, extended semi detached home on this popular development on the edge of Cambridge that provides great access to the city, Addenbrookes hospital as well as the A14. There are many local amenities for families including a range of shops and schooling.

The accommodation comprises of a living room, open plan kitchen/diner, a self contained annexe with living area and shower room. There are also three further bedrooms and a family bathroom.

Externally, the property benefits from several off road parking spaces and has a mature and enclosed, south facing garden.

Must be seen to be fully appreciated.

Entrance Hall

Kitchen/Dining Room 17'9" x 10'9" (5.42m x 3.28m)

Modern kitchen with range of matching eye and base level cupboards with worktop over. Ceramic sink and drainer with mixer tap over. Integrated eye level double Belling oven. Inset electric hob with stainless steel extractor above. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks. Tiled flooring Window to rear aspect. Dual Velux windows. French doors to rear garden. Door to inner lobby. Opening to living room.

Living Room 23'7" x 12'5" (7.21m x 3.80m)

Well presented living room with feature fireplace currently fitted with wood burner effect stove, white stone surround with mantel and stone hearth. LVT wood flooring. Radiator. Window to front aspect. Opening to kitchen/dining room. Door to entrance hall.

Study/Annexe 23'0" x 7'11" (7.02m x 2.43m)

Generous, versatile space offering a variety of uses. LVT wood flooring. Radiator. Dual aspect windows to

front and rear. Doors to shower room, entrance hall, front driveway and rear garden.

Shower Room

Contemporary white suite comprising low level W.C., hand basin and walk-in shower cubicle. Attractively tiled throughout. Fan heater. Obscured window. Door to study/annexe.

Inner Lobby

Sizeable room offering a variety of uses. Tiled flooring. Doors to kitchen/dining room, study/annexe and entrance hall.

Landing

With doors to all bedrooms and bathroom. Window to side aspect. Stairs to ground floor.

Bedroom 1 11'6" x 11'0" (3.52m x 3.37m)

Spacious double room with window to front aspect. Radiator. Door to landing.

Bedroom 2 11'11" x 11'1" (3.64m x 3.39m)

Spacious double room with window to rear aspect. Built-in storage cupboard. Radiator. Door to landing.

Bedroom 3 8'3" x 8'3" (2.52m x 2.52m)

Well proportioned double room with window to front aspect. Radiator. Door to landing.

Bathroom

Modern white suite comprising low level W.C., pedestal hand basin, panelled bath and generous walk-in shower with wall mounted shower. Attractively tiled. Tiled flooring. Radiator. Obscured window. Door to landing.

Outside - Front

Well maintained block paved driveway, providing ample off road parking. Doors leading to front door and study/annexe with storm porch over.

Outside - Rear

Spacious patio area to rear of house with French doors leading to kitchen/dining room and door leading to study/annexe. Raised section of garden mainly laid to patio with attractive raised circular patio feature.

Lawned area, with some mature planting. Further area with timber shed with spacious patio area.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (Cambridge)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 118 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps

download, 1000Mbps upload

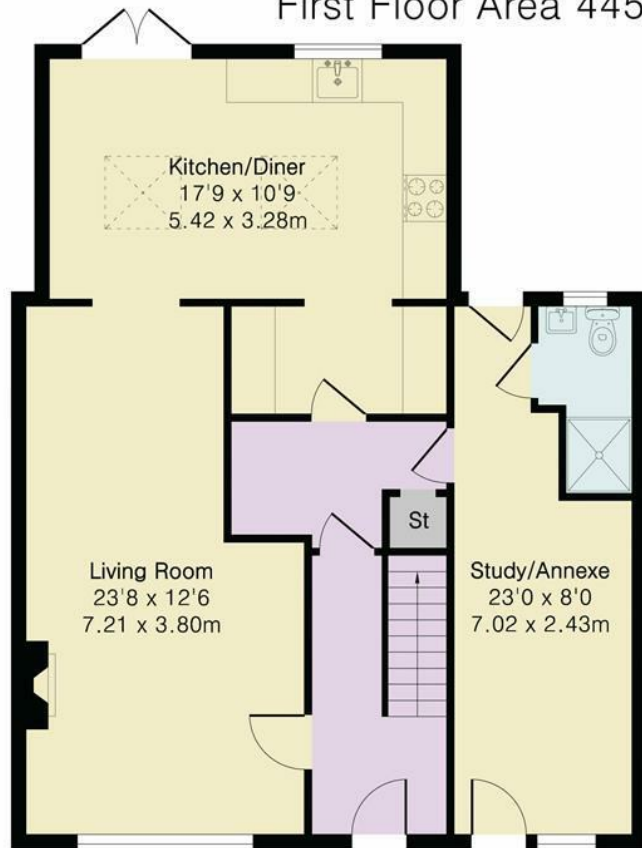
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

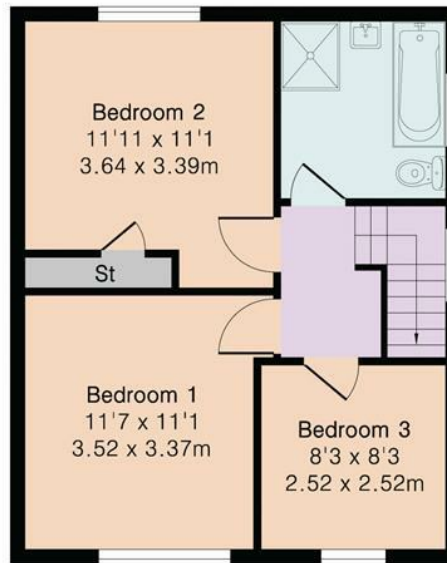
Approximate Gross Internal Area 1284 sq ft - 119 sq m

Ground Floor Area 839 sq ft – 78 sq m

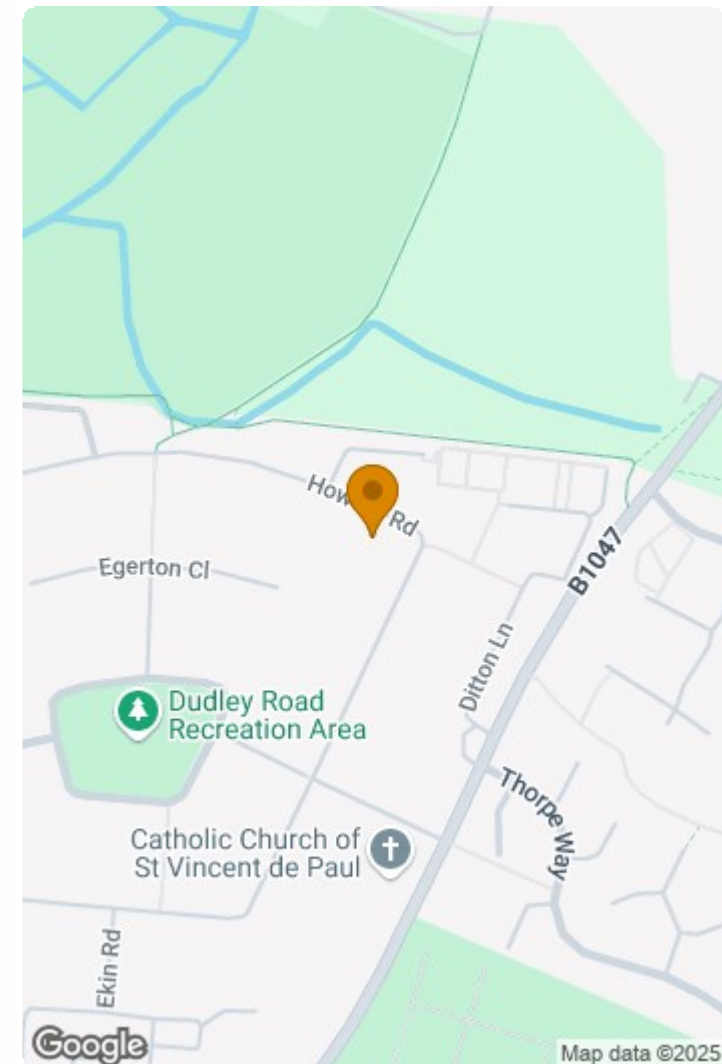
First Floor Area 445 sq ft – 41 sq m



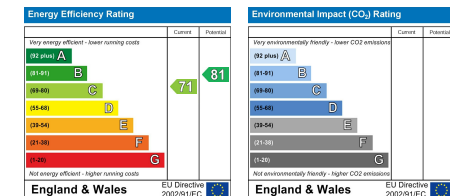
Ground Floor



First Floor



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