



27 St. Kilda Avenue  
Cambridge, CB4 2PN

**Guide price £400,000**



## 27 St. Kilda Avenue

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- EPC rating C
- Good size rear garden and off-road parking
- Close to Cambridge Science Park

A 3-bedroom semi-detached house requiring some updating, with a good size garden, driveway and a garage used for storage, in an excellent location for the Science Park.

This family house is 787 sq. ft, and whilst it does require some modernisation, it is in good condition with recently improved windows and combination boiler.

There is a hallway, the living/dining room has a bow window, a fireplace, a glazed door and window leading into the rear garden. The kitchen has fitted units, tiling to splashback areas, a gas hob, a double oven, an understairs storage cupboard, two windows and a door to the side passage.

Upstairs there are two double bedrooms, a single bedroom and access to the loft which is partially boarded. The family bathroom has a bath with a shower attachment, basin, an extractor fan and tiling to splashback areas. There is a separate wc.





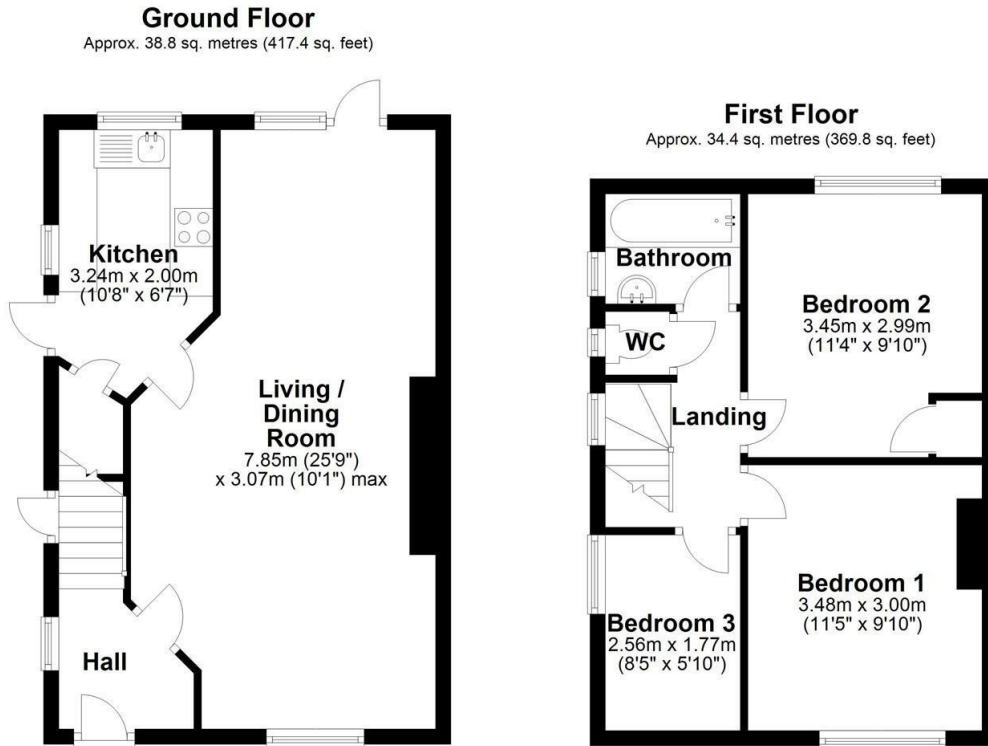
Outside, at the front is a driveway, garden area and the house is set back from the road. There is a shared side passage leading to the garage, which can no longer be accessed for a vehicle and a gate to the rear garden. The rear garden is mainly laid to lawn with a decking area and a door to the garage.

St. Kilda Avenue is an excellent location for people wanting access to the Science Park and City. There are excellent facilities nearby including shops, cafes and pubs. There is a recreation ground in nearby Chesterton and Milton Country Park is just over a mile away. The A14 is a 5-minute drive, Cambridge North Station is about a mile and the Science Park is within walking distance. All in all, a fantastic location on the north of the City.

Sat Nav: CB4 2PN  
What3Words ///flap.stress.plenty



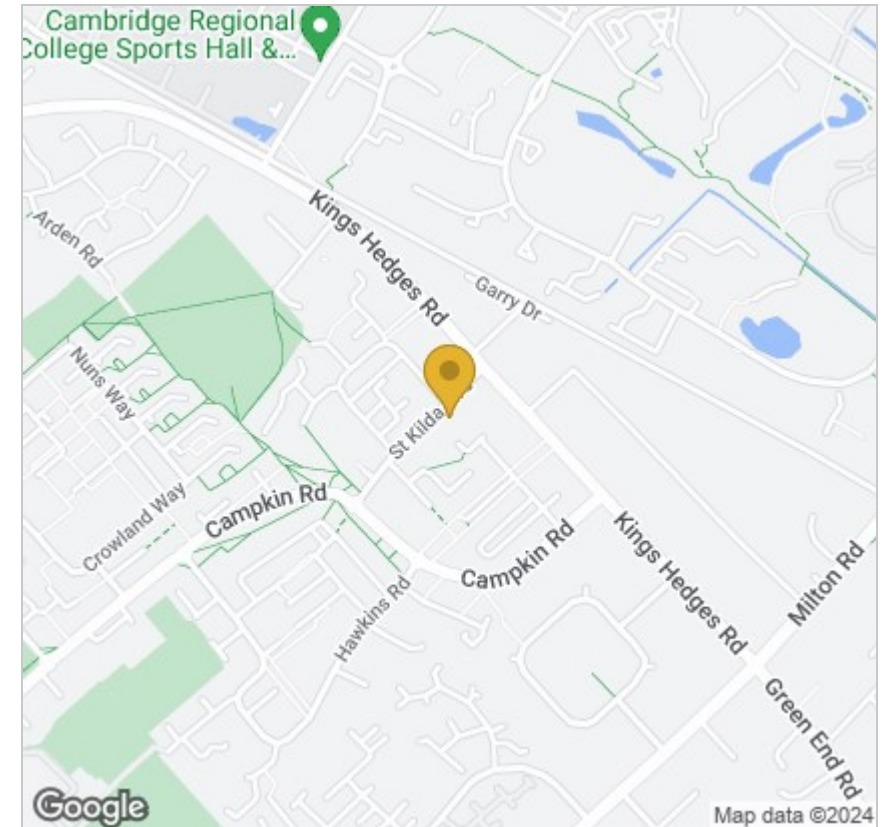
## Floor Plan



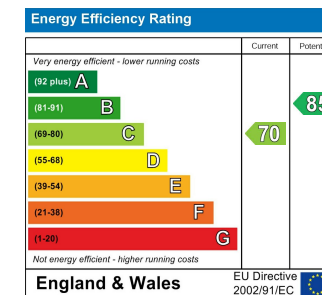
Total area: approx. 73.1 sq. metres (787.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

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