



80 Lovell Road, Cambridge, CB4 2QP
£2,000 Per month



Floor Plan



- 3 bedrooms
- Off-road parking
- Excellent location
- Available October

A larger than average 3 bedroom, semi-detached property located on Lovell Road, close to the Business and Science Park and offering excellent accessibility to the City.

On the ground floor, there is an entrance lobby, with an understairs coat cupboard, that leads to the large, open-plan living room. The living room has a bay window to the front and wraps around to provide a flexible space. The kitchen and dining area are accessed via double doors and the kitchen itself is very well equipped with low and high-level cabinets and appliances including a large range cooker.

Off the dining area is a conservatory which leads to the courtyard garden.

Upstairs there are three bedrooms. The primary bedroom is a large double with an ensuite and views over the rear of the property. There is a second large double room to the front, and the third bedroom is a small double. There is also a nicely presented family bathroom.

There are 2 off-road parking spaces at the front of the property and a neat courtyard garden to the rear. The property is available in October and is offered unfurnished.

Lovell Road is superbly located in the North of the City, within walking distance from both the Business Park and Science Park, and Cambridge North Station.

Council Tax: D EPC: C

WhatThreeWords: ///coach.upgrading.eagle



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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	

Viewing: 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.

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