



46 Leys Avenue
Cambridge, CB4 2AW

Guide price £800,000



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- Excellent location
- Scope for improvement and extension
- No chain

A three-bedroom semi-detached house with scope for improvement and expansion, with a large garden, situated in a sought-after residential street on the north side of the city.

The house extends to over 1000 sq ft, and has scope for an extension (subject to consent), the gardens are a good size, and the house is within walking distance of the local shopping.

On the ground floor, there are two reception rooms, the living room has a bay window, and the dining room has a door to the garden. The kitchen has fitted units and a door to the garden. There is a good-sized hallway and a shower room.

Upstairs there are three bedrooms, two are doubles, and there is a family shower room.

The house has recently been redecorated and has gas central heating and double glazing. However, most purchasers will want to refurbish the kitchen and will certainly be attracted to the scope and opportunity the house





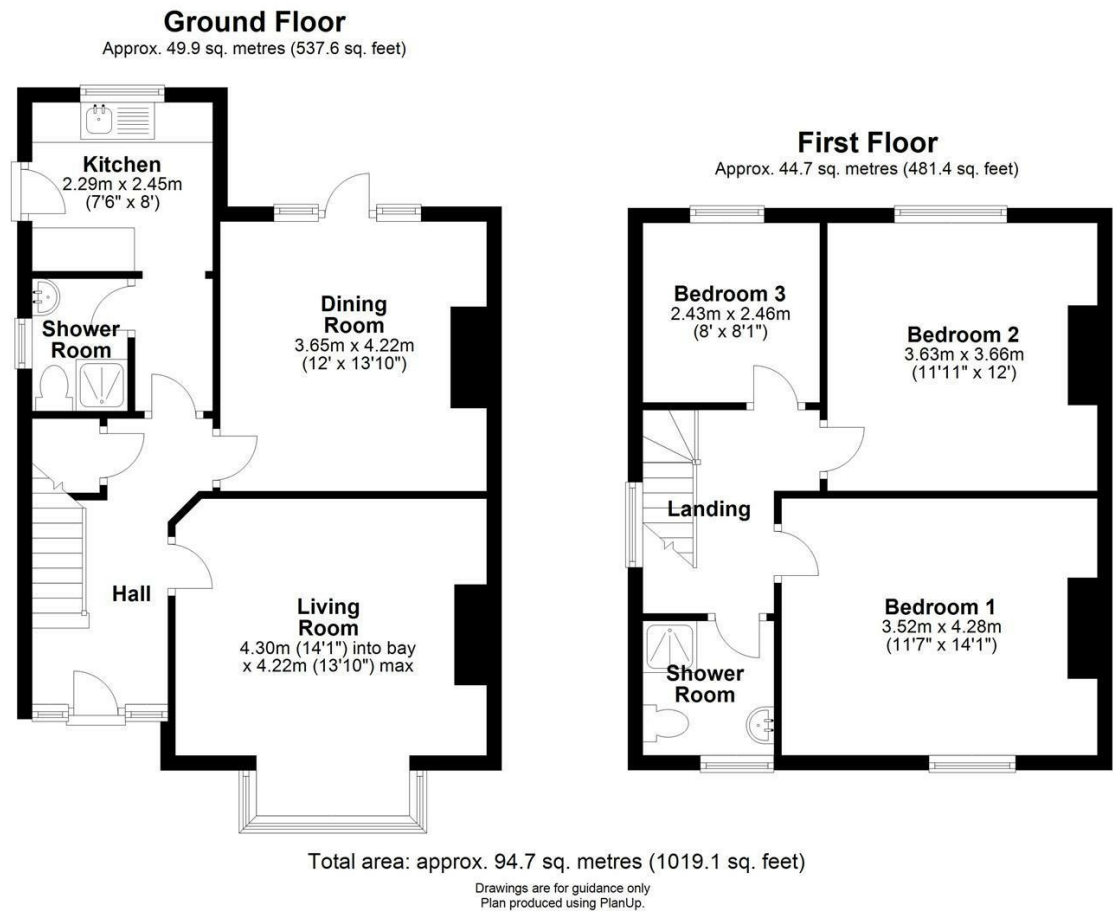
offers.

Outside, at the front, is a garden and driveway for parking. A wide side access leads to the good-sized rear garden that has lawned areas as well as a more overgrown area to the rear.

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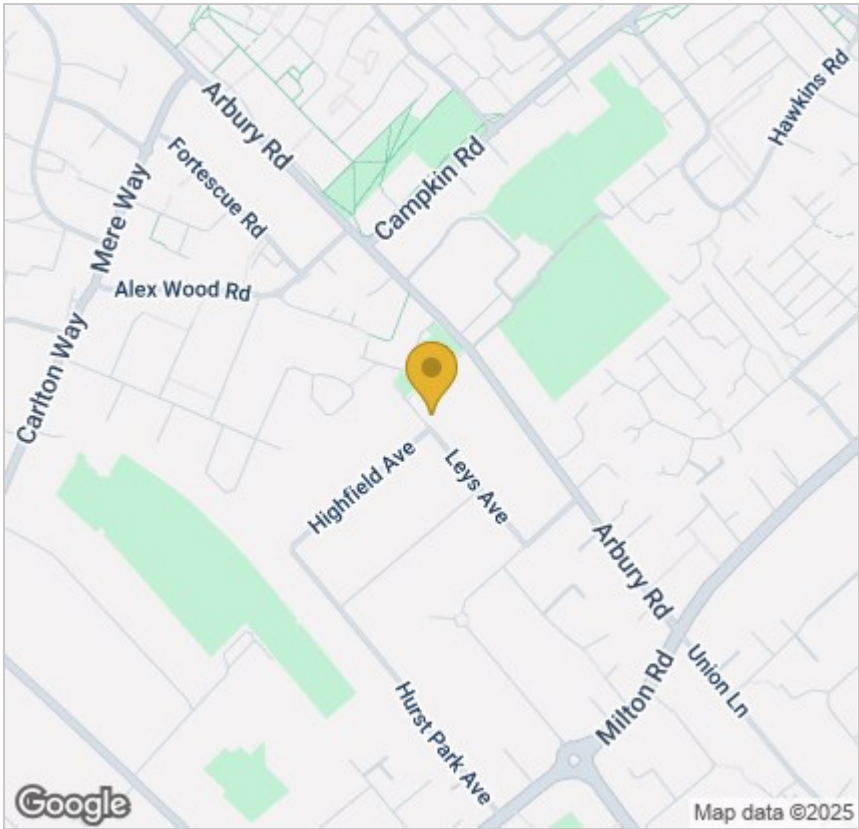
Floor Plan



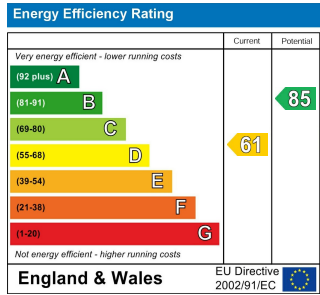
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

Area Map



Energy Efficiency Graph



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