



69 Lovell Road
Cambridge, CB4 2QN

Guide price £475,000

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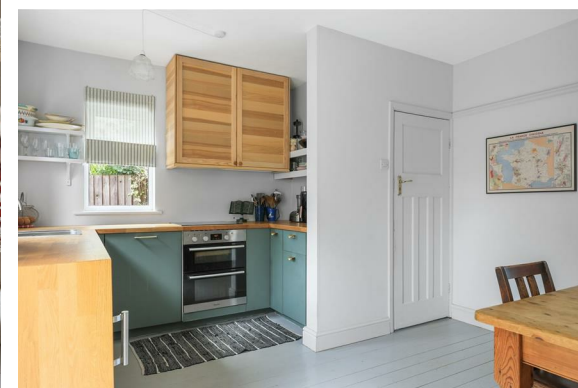
- Attractive, refurbished, 3 bedroom semi
- Large south-west facing garden
- Beautiful kitchen

A refurbished, stylish, 3-bedroom semi-detached house is in a great location for access to the Science Park, and Cambridge North station is just 5 minutes by bike.

The house extends to 800 sq. ft and has a lovely open-plan feel. The garden is about 85ft long and faces south-west.

There is a bay windowed living room with a fireplace and original stripped floorboards, these continue through to the open-plan kitchen/dining from which has been refurbished to create a lovely family space that has access and views of the garden. The kitchen area has been recently refitted with plenty of units, oak veneer worktops, and an integrated double oven and hob. There is a hallway and an under-stairs utility area.

Upstairs, there are three bedrooms, two are doubles, one has a bay window, and the other overlooks the garden. The third room is a small single, but perfect





as a nursery or home office. The bathroom has a shower over the bath and WC.

The house has gas central heating and double glazing.

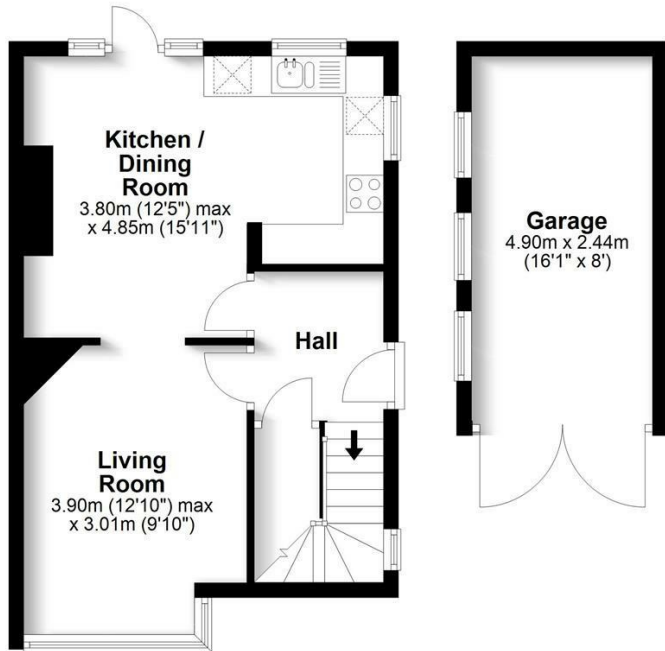
Outside, at the front, there is a garden and driveway parking. A narrow side drive leads to the rear and a timber garage perfect for storage. The rear garden is lovely, mainly lawn with mature shrubs, bushes, and trees. There is a large shingled area adjoining the rear of the house.

What3words: ///float.olive.hardly



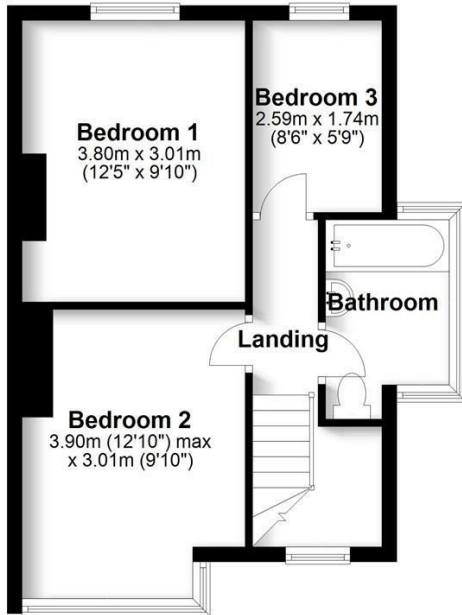
Ground Floor

Main area: approx. 36.0 sq. metres (387.8 sq. feet)
Plus garages, approx. 12.0 sq. metres (128.7 sq. feet)



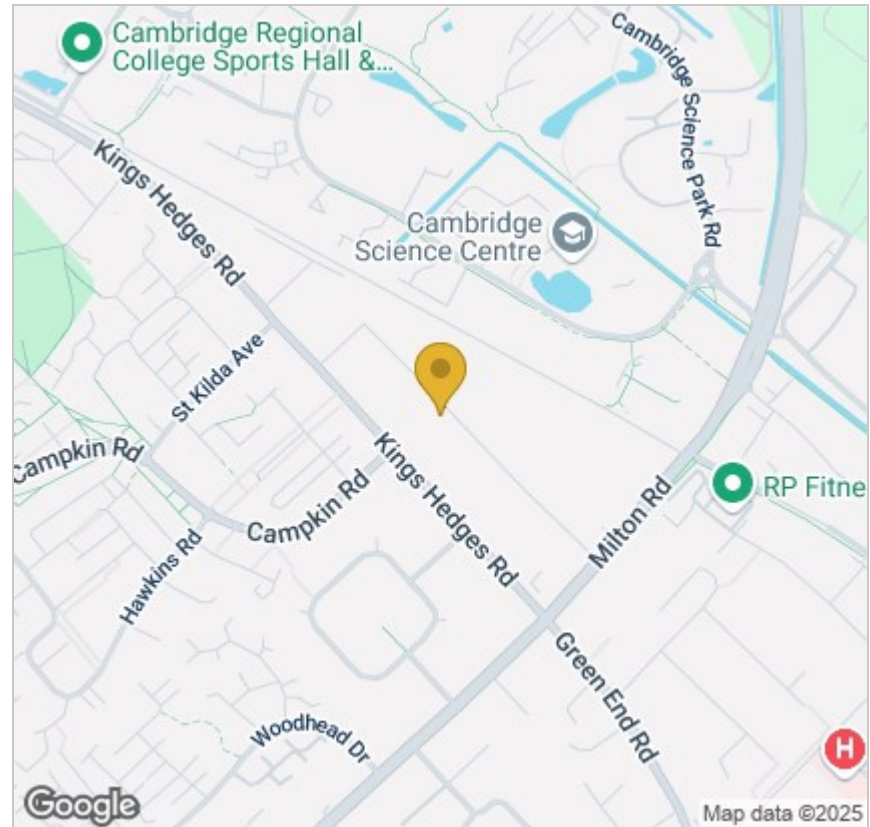
First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)

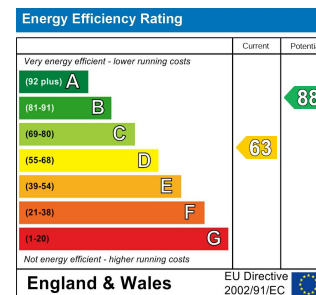


Main area: Approx. 74.4 sq. metres (801.1 sq. feet)
Plus garages, approx. 12.0 sq. metres (128.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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