



Lovell Road, Cambridge
CB4 2QR

Pocock+Shaw

56 Lovell Road
Cambridge
Cambridgeshire
CB4 2QR

A spacious three bedroom semi-detached residence in need of updating in this popular and convenient North City location close to the Cambridge North train station and Science Park

- Spacious semi-detached house
- In need of updating
- 3 bedrooms
- First floor wet room
- Gas central heating
- Double glazing
- Driveway parking
- Generous rear garden
- Convenient for Cambridge North Railway Station and Science Parks
- No upward chain

Guide Price £425,000



Lovell Road is a quiet residential road situated off Milton Road and Kings Hedges Road, about 2 miles north of the city centre. The location is particularly convenient for access to the nearby Science/Business Parks, the recently opened Cambridge North railway station, Cambridge Regional College and the A14 and M11. There is a good range of local amenities including a variety of shops and a regular bus service.

This spacious three bedroom semi-detached house is now in need of updating but offers huge scope to improve and extend to a buyer's particular needs/desires. The property benefits from a generous mature rear garden and is offered with no upward chain.

Agents note: Leaking /cracked drainage pipework under the driveway resulted in works being carried out in 2023 with a Certificate of Structural Adequacy being issued. Full details can be forwarded on request.

In detail the accommodation comprises;

Ground Floor Front door to

Entrance hallway with stairs to first floor, radiator, coat hooks, glazed door to

Understair area a useful space with window to side, gas and electric meters, Worcester gas central heating combination boiler fitted 12/03/2024, so is just over 2 years old.

Sitting/dining room 25'8" x 11'1" (7.83 m x 3.37 m) with bay window to front, upvc double glazed French doors opening onto the rear garden, ceiling mounted spotlight units, timber mantelpiece with marble slips and hearth, gas real flame coal effect fire, two radiators.

Kitchen 14'11" x 4'7" (4.55 m x 1.39 m) with window to rear with views to garden, window to side, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, gas cooker, space for under counter fridge, one and a quarter bowl stainless steel sink unit and drainer, space and plumbing for washing machine.

First Floor

Landing with loft access hatch.

Bedroom 1 13'2" x 9'11" (4.02 m x 3.03 m) with bay window to front, radiator, built in wardrobe to one wall.

Bedroom 2 12'5" x 10'1" (3.79 m x 3.07 m) with window to rear with views to garden.

Bedroom 3 8'4" x 5'7" (2.53 m x 1.71 m) with window to rear with views to garden, radiator, shelving to one wall.

Wet room with window to rear, wet room installed in 2015 including a fitted in 2 shower area with floor drain and Mira Advance electric shower, fully tiled surround, wash handbasin with tiled wall to side and under, wc, recessed shelved cupboard, radiator, extractor fan, pine tongue and groove wainscoting to part of one wall, sliding door to landing.

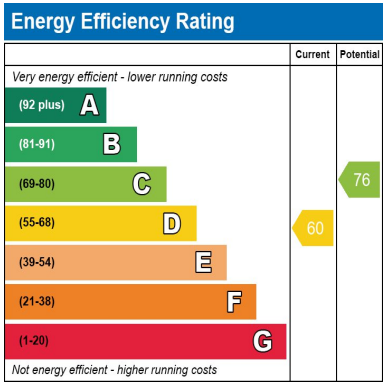
Outside Brick pavior driveway to front providing parking, part screened evergreen hedging. The driveway extends down the side of the property (restricted width so no vehicular access) and onto a garage. Outside tap, gated access to rear garden. Rear garden 35m approx, mainly laid to lawn with mature flower and shrub borders, two timber sheds, picket gate and fence giving access to driveway and front of property.

Services All mains services

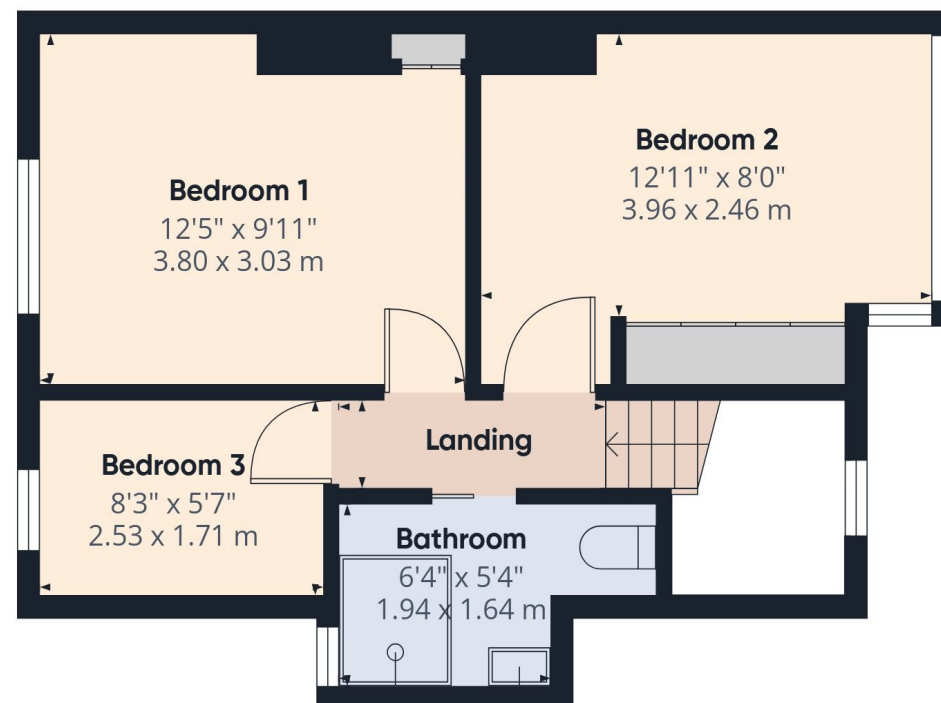
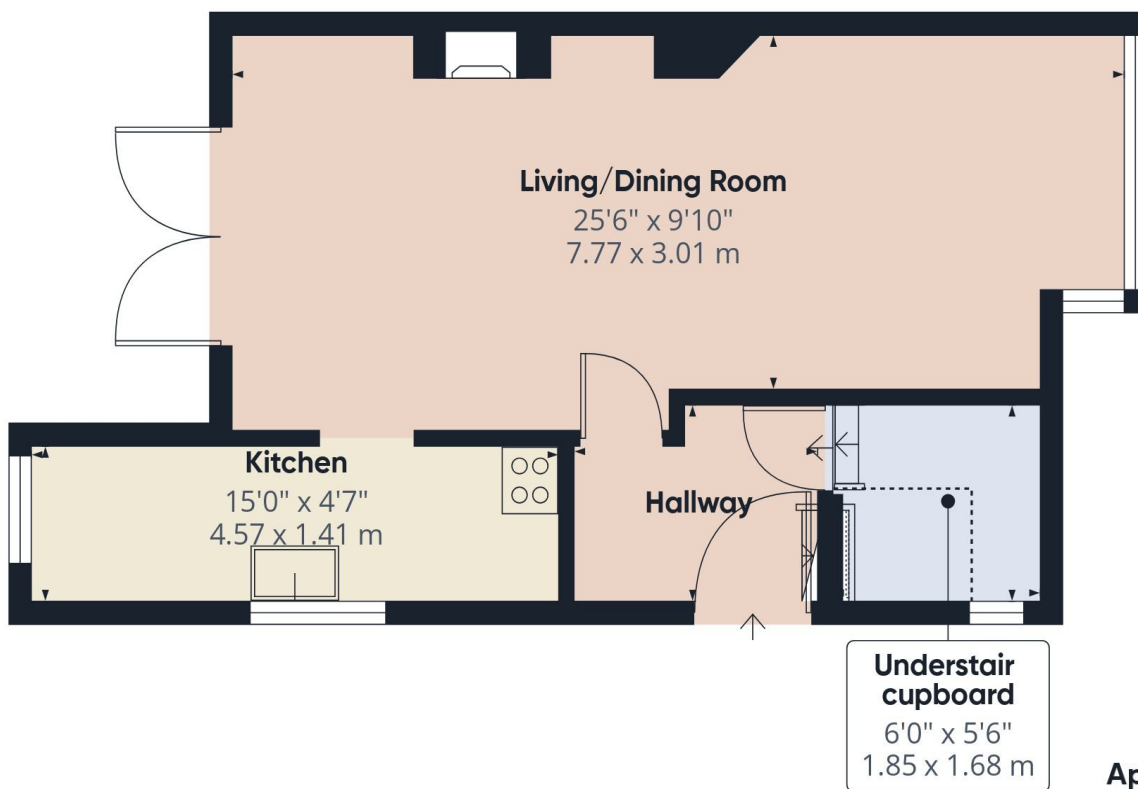
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw







Approximate total area

747 ft²

69.4 m²

Reduced headroom

11 ft²

1 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

Pocock+Shaw