



Highworth Avenue, Cambridge
CB4 2BQ

Pocock+Shaw

9 Highworth Avenue
Cambridge
Cambridgeshire
CB4 2BQ

Substantial Edwardian semi detached family house within the highly sought after Milton Road Primary School catchment area, enjoying a southerly facing garden and driveway parking.

- Substantial semi detached bay-fronted Edwardian House
- Four Bedrooms
- Three Reception Rooms
- South Facing Rear Garden
- No Onward Chain
- Numerous Period Features
- Driveway Street Parking

Guide Price £745,000



Highworth Avenue is conveniently situated on the north side of the Cambridge city, around 1.5 miles from the centre itself and 1.25 miles south of both Cambridge Science Park and access to Cambridge North railway station. Nearby there are a range of shops and public transport links. The property is within the catchment area of Chesterton Community College and Milton Road Primary School. The river, Midsummer Common, city centre and many of the other facilities offered by the University can be accessed on foot or by bicycle.

This substantial Edwardian semi detached family house of generous proportions enjoys a southerly facing plot and driveway parking. Whilst presented in good decorative order, the property requires some updating (a recent electrical upgrade to the ground floor has suggested that the first floor wiring would benefit from being renewed in time) and that has been reflected in the advertised guide price for the property. The roof was replaced in 2012 and comes with a 20 year guarantee.

The property offers scope to be extended/re-modelled and comes to the market with no upward chain.

In detail the accommodation comprises;

Ground Floor Timber door with fanlight over to

Reception hallway with stairs to first floor, two radiators, two windows to side, understairs cupboard with gas and electric meters, cornicing, dado rail, laminate wood flooring.

Cloakroom with window to side, WC, wash handbasin with tiled splashbacks and mirror over, adjacent shelf, radiator.

Reception room 17'11" x 11'11" (5.45 m x 3.64 m) with secondary glazed bay window to front, cornicing, radiator, period open fireplace with cast iron hood and tiled hearth, shelving to both sides of the chimney breast, laminate wood flooring.

Dining room 12'1" x 8'6" (3.69 m x 2.60 m) with window to side, radiator, pine floorboards.

Kitchen/Breakfast room 11'9" x 11'11" (3.58 m x 3.64 m) with window to rear with views to garden, part glazed door and window to side, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in Neff eye level double oven, Neff stainless steel gas hob with stainless steel chimney extractor hood over, one and a quarter bowl stainless steel sink unit and drainer, Bosch washing machine to remain, space for dishwasher, Hoover fridge/freezer to remain, cupboard housing the Vaillant gas central heating boiler, recessed ceiling spotlights, ceramic tiled flooring, radiator.

Family room 11'11" x 10'11" (3.64 m x 3.34 m) with double glazed patio doors to rear, picture rail, radiator.

First Floor

Landing spacious split level landing with two windows to side, dado rail.

Bedroom 1 17'11" x 11'11" (5.47 m x 3.63 m) with secondary glazed window to side, secondary glazed bay window to front, clothes storage recess to both sides of the chimney breast with built in shelving, radiator, wall lights, picture rail.

Bedroom 2 11'11" x 10'11" (3.64 m x 3.34 m) with window to rear, radiator, built in wardrobe cupboard with clothes hanging rail and shelving.

Bedroom 3 12'0" x 11'8" (3.66 m x 3.56 m) with window to rear with views to garden, radiator.

Bedroom 4 9'0" x 8'11" (2.74 m x 2.71 m) with window to side, built in cupboard with shelving over, radiator, airing cupboard with factory lagged hot water tank and slatted wood shelving.

Bathroom with window to side, 'P' shaped bath with fully tiled surround, curved glass shower surround, Mira electric shower unit over, WC, vanity wash handbasin with tiled splashbacks and mirror fronted wall cabinet over, loft access hatch, heated towel rail, laminate wood flooring.



Outside Brick paved driveway parking for two vehicles. Secure gate to the side leading onto the southerly facing mature rear garden which is another particular feature of the property with a paved patio area adjacent to the rear of the property leading onto a good sized lawn with established flower and shrub borders. Outside tap and lighting. The whole enjoying a high degree of privacy with the garden extending to approximately 28m.

Timber shed Divided into two sections:-

Front section 7'7" x 11'7" (2.30 m x 3.53 m) with two windows to side, power and lighting, venting for dryer. Double doors to front.

Rear section 7'7" x 6'0" (2.30 m x 1.84 m) with window to rear, power and lighting, door to side.

Services All mains services.

Tenure The property is Freehold

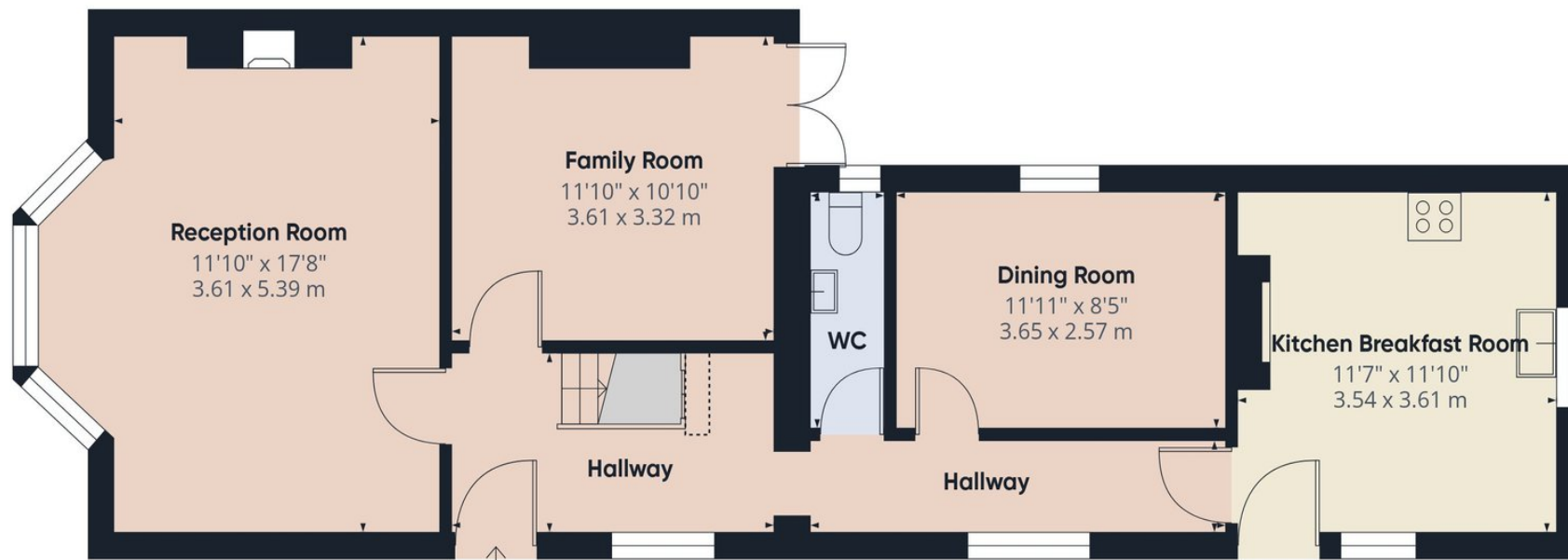
Council Tax Band

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

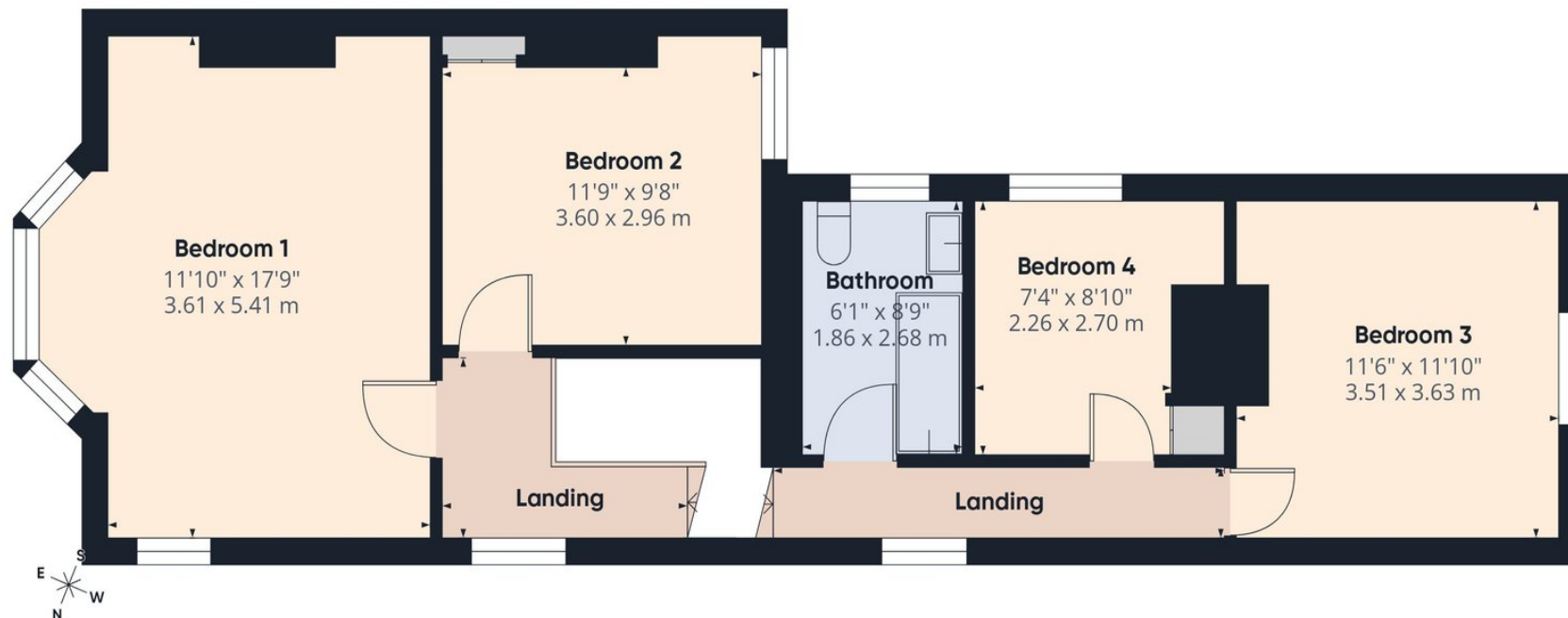




Approximate total area

1439 ft²

133.6 m²



Reduced headroom

2 ft²

0.1 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

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