

GRAY TOYNBEE

16 Tavistock Road

Cambridge, CB4 3NB

Guide price £375,000

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- No chain
- Off-road parking
- Enclosed garden
- Popular residential location

A well-proportioned, semi-detached two-bedroom bungalow extending to approximately 550 sq ft, offered with no onward chain, a garage, driveway parking, and excellent potential to modernise, improve and extend, subject to the necessary planning permissions and consents.

Situated in a popular and quiet residential location, the property offers a fantastic opportunity for buyers looking to create a home tailored to their own tastes. The accommodation comprises a kitchen/breakfast room fitted with a range of units, worktops and space for freestanding appliances, while the living room is bright and welcoming, featuring a large window overlooking the front garden.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a built-in wardrobe. The second bedroom offers flexibility and could equally be used as a dining room, home office or guest bedroom, with double doors opening directly onto the rear garden.















The bathroom is fitted with a white suite comprising a shower, wash hand basin and WC. The property further benefits from double glazing and electric heating.

Outside, the front garden is mainly laid to lawn, with a driveway providing off-road parking and access to the garage. To the rear, the generous garden is predominantly laid to lawn with mature trees, shrubs and established planting, offering an excellent outdoor space to enjoy. Combined with the property's existing footprint, it also presents exciting scope for further enhancement or extension, subject to the necessary planning permissions and consents.

Tavistock Road is a popular residential street conveniently located close to Histon Road with the amenities and public transport links that brings. Shopping options are close by, Cambridge city center is easily accessible as are the A14 and M11.

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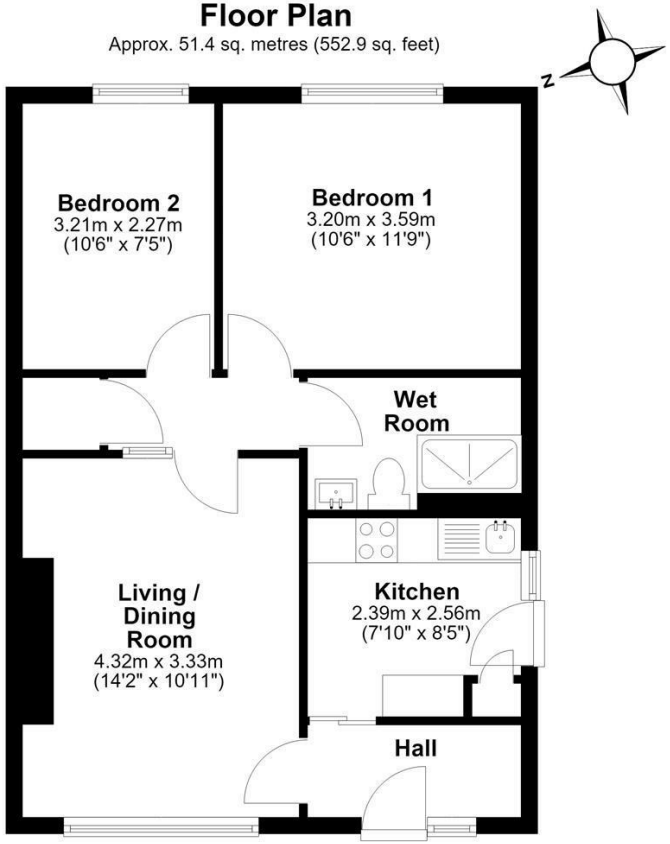




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Floor Plan

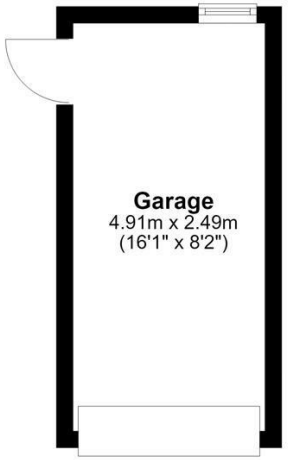
Approx. 51.4 sq. metres (552.9 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garages, approx. 12.2 sq. metres (131.6 sq. feet)

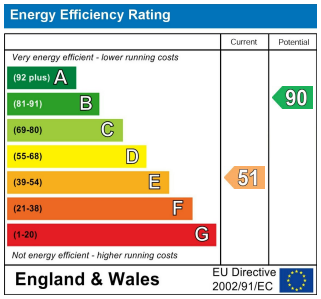


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Energy Efficiency Graph



Tenure: Freehold

Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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