



Elfleda Road, Cambridge  
CB5 8LZ

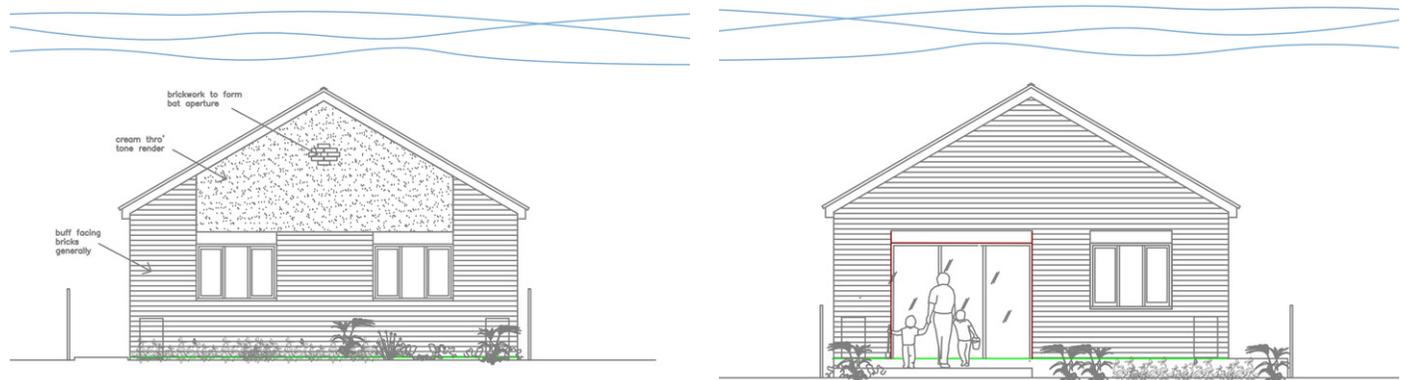
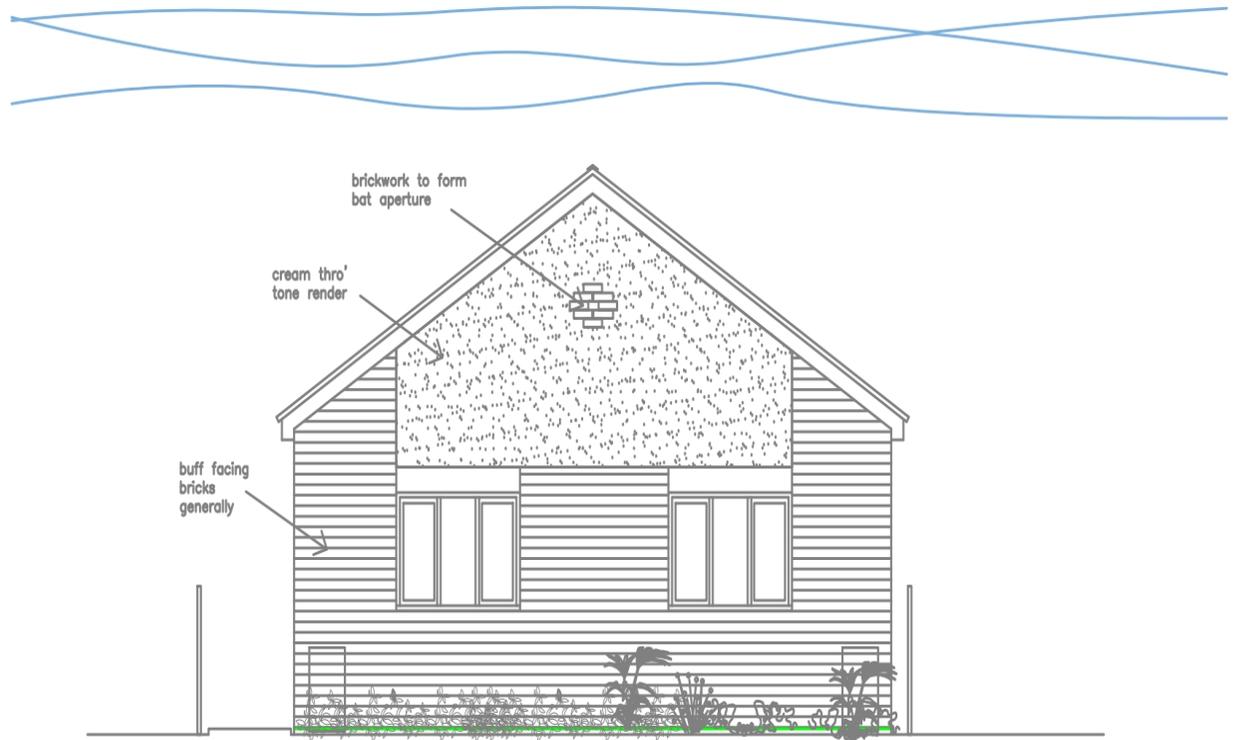
**Pocock+Shaw**

Land to Rear of 22 Elveda Road  
Cambridge  
Cambridgeshire  
CB5 8LZ

A wonderful opportunity to acquire a freehold building plot with planning permission for a detached bungalow in a secluded position overlooking allotments. The plot is close to a wide variety of amenities and offers easy access to Cambridge city centre which is easily reached by regular bus service or bicycle.

- Individual building plot 370 Sq Metres
- Planning permission for 775 sq. ft bungalow
- Popular residential area
- Ideally placed for access to central Cambridge
- **Planning ref 25/03863/FUL**

Offers Over £150,000

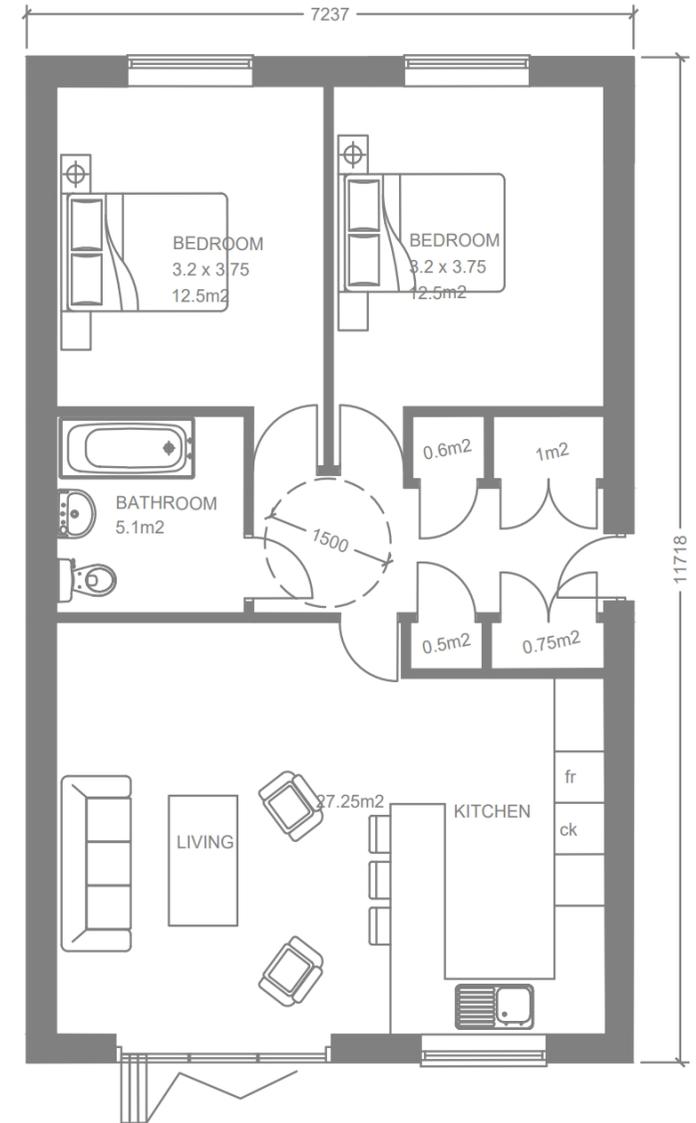


The plot is situated to the rear of 22 Elfreda Road in an established residential area two miles from Cambridge city centre. There are a wide range of local amenities and schooling for all age groups throughout the city. Access to major transport links via the A14 at junction 34.

Planning permission has been granted by Cambridge City council application reference 25/03863/FUL

**Viewing** - the plot is located which is outlined in red is accessed via the roadway highlighted in green and is located between two residential dwellings and we would ask that their privacy is respected. Please contact the agents prior to inspection

**Tenure** The property is Freehold



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