



Oak Tree Avenue, Cambridge  
CB4 1BA

**Pocock + Shaw**

70 Oak Tree Avenue  
Cambridge  
Cambridgeshire  
CB4 1BA

Three bedroom family home enjoying a cul-de-sac position in this popular near-central city area.

- Three bed extended home
- Cul-de-sac location
- Well proportioned rooms
- Cloakroom
- First floor bathroom
- Enclosed rear garden
- Gas central heating
- Driveway parking
- No upward chain

Guide Price £510,000



Oak Tree Avenue is a cul-de-sac situated just north of the city centre and the river, off Milton Road, between Elizabeth Way and Union Lane. It is well placed for access to the city centre, the Science and Business Parks and principle road routes.

The house, which stands towards the end of the cul-de-sac, has been extended and offers well proportioned accommodation including a large kitchen/dinning room and cloakroom. The first floor extends over the side passageway and there are 3 bedrooms and a modern bathroom upstairs. There is off-road forecourt parking and an enclosed rear garden.

Offered with no upward chain, the accommodation in detail comprises;

**Entrance lobby** with stairs to first floor, radiator, inset brush mat, door to

**Living room** 13'5" x 12'11" (4.10 m x 3.94 m) with two windows to front with plantation style shutters, picture rail, understairs cupboard, radiator, door to

**Kitchen/Dining room** 16'0" x 15'8" (4.88 m x 4.77 m) with part vaulted ceiling with two windows to rear, patio doors and window to rear garden, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, under unit lighting, built in five ring Baumatic gas hob with stainless steel chimney hood over, eye level Baumatic double oven, worktop with space for washing machine and dryer under, integrated dishwasher, space for fridge/freezer, stainless steel sink unit and drainer and mixer taps, two recessed ceiling spotlights on dimmer control, ceramic tiled flooring.

**Cloakroom** 7'2" x 2'10" (2.19 m x 0.87 m) with window to rear, WC, vanity wash handbasin with tiled splashbacks and extractor fan, ceramic tiled flooring.

**Landing** with loft access hatch, recessed ceiling spotlights.

**Bedroom 1** 12'0" x 11'6" (3.65 m x 3.51 m) with two windows to front, built in wardrobe cupboards to part of two walls, cupboard housing the Vokera gas combination central heating boiler.

**Bedroom 2** 13'1" x 9'2" (3.99 m x 2.80 m) with two windows to rear, radiator, picture rail.

**Bedroom 3** 8'11" x 8'9" (2.73 m x 2.67 m) with window to front, raised single platform, picture rail, radiator, clothes hanging rail.

**Bathroom** 9'0" x 7'2" (2.75 m x 2.19 m) with two windows to rear, 'P' shaped bath with chrome shower unit and curved glass screen over, fully tiled walls, wc, wash handbasin with mirror fronted cabinet over, heated towel rail, extractor fan, recessed ceiling spotlights, vinyl tiled flooring.

**Outside** Gravelled off road parking area to front of property. Secured side gate leading to the covered passage and onto the;

Rear garden 12m x 5m approx mainly paved with lawned area, timber shed, outside light and water tap.

**Services** All mains services

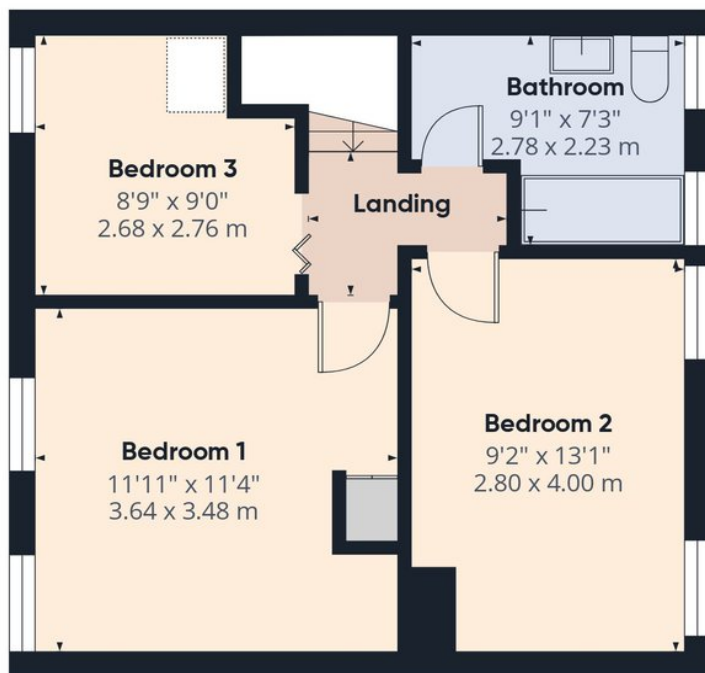
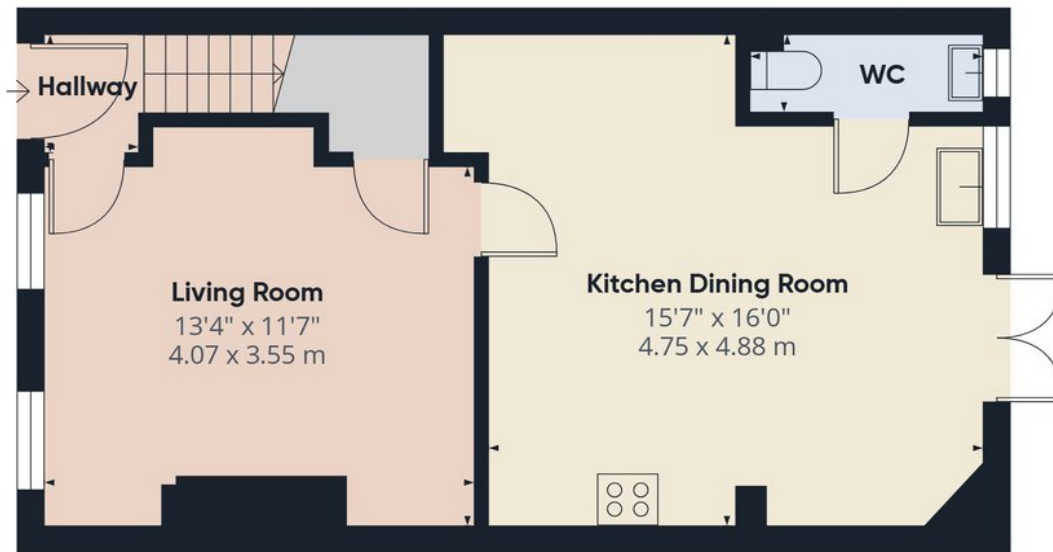
**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



**Approximate total area**

842 ft<sup>2</sup>  
78.3 m<sup>2</sup>



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