



50 Tavistock Road, Cambridge, CB4 3ND
Guide Price £450,000 Freehold



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A SPACIOUS AND WELL-ARRANGED, 3-BEDROOM SEMI-DETACHED HOUSE WITH FRONT AND REAR GARDENS AND A GARAGE, LOCATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA TO THE NORTH OF THE CITY CENTRE AND WITH THE BENEFIT OF NO ONWARD CHAIN.

- Spacious and bright semi-detached family home
- 1.5 bathrooms, 2 receptions, garden room
- Well cared for but in need of modernisation
- Garage and off-road parking
- Plot size of 0.06 acres
- 3 bedrooms (2 doubles)
- 97 sqm / 1050 sqft
- Front and rear gardens
- Gas central heating to radiators
- Built between 1965 and 1975

This spacious semi-detached home is part of the very popular McManus Estate, which is conveniently located to the north of the city centre. The property has spacious, bright accommodation, which has been well cared for over the years but would now benefit from modernisation.

On the ground floor, the entrance hall has access to a cloakroom with a WC and leads to the dining room, which benefits from a dual aspect and has stairs to the first floor with a generous storage cupboard underneath. Off the dining room is the living room, which has a gas fire and a large window to the front aspect. The rear kitchen has a range of fitted base and wall units, tile splashbacks, space for a fridge/freezer and cooker, plumbing for washing machine, a cupboard housing the combination boiler and a door to the garden room.

On the first floor, there are three bedrooms, two of which are double in size, with bedrooms 1 and 3 benefiting from fitted wardrobes. Mainly tiled, the family bathroom has a three piece suite including a panelled bath, pedestal wash basin and a WC.

Outside, the property is set back from the road behind a lawned garden with shrubs. A shared driveway leads to the garage, which has power connected and space to park in front. Mature and partly laid to lawn, the very pleasant rear garden is fully enclosed and well-tended. It includes well-stocked beds and shrub borders, grape vines, a vegetable plot, a timber shed and a greenhouse.

Location

Tavistock Road is located just off Histon Road and is part of a very popular, private residential development with excellent local facilities serving the district including supermarkets, Post Office and a petrol station. Tavistock Road is in the catchment area for the popular local Mayfield primary school and Chesterton Community College (Ofsted rated 'outstanding'), with further independent schooling available in Cambridge city centre. There is easy access from the property onto the region's main commuter routes as well as into the city centre or peripheral areas such as the Science and Business Parks. Cambridge North railway station is just 2 miles away with links to London Kings Cross and London Liverpool Street.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

Fixtures and Fittings

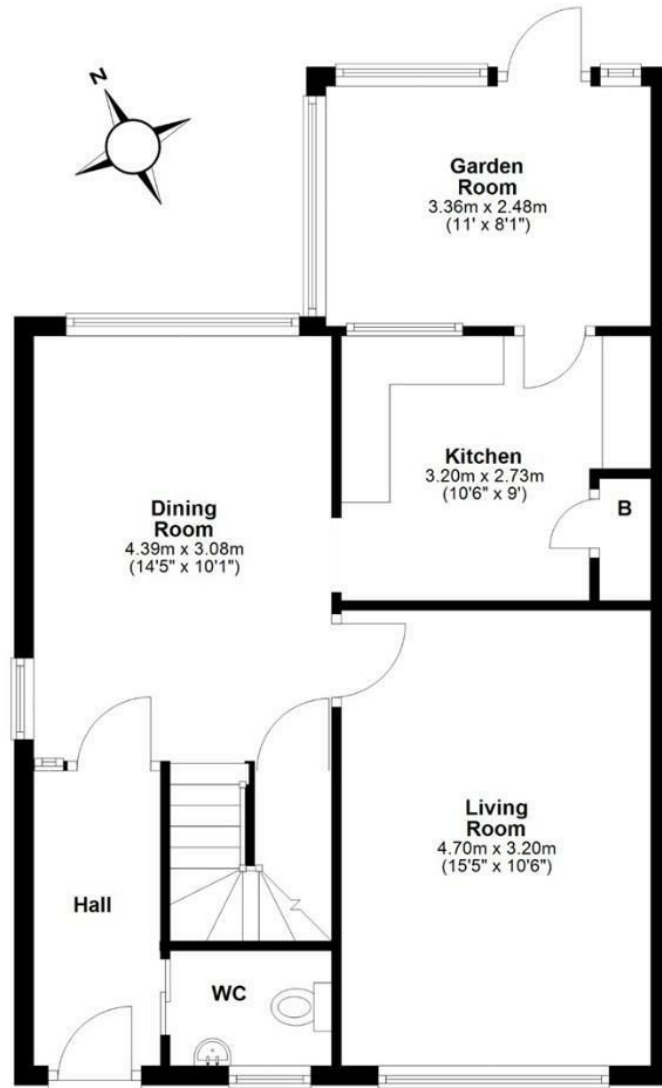
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

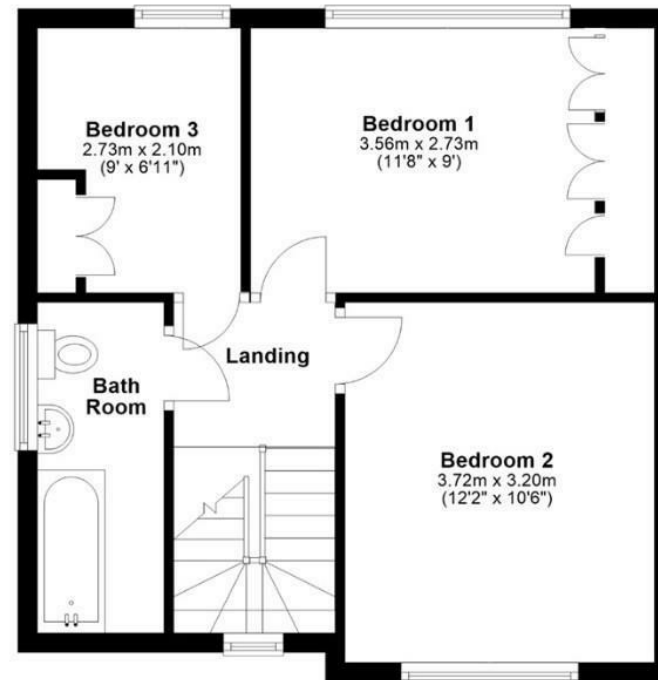
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 97 sqm (1050 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
EU Directive 2002/91/EC		

