



Harvey Goodwin Avenue, Cambridge, CB4 3EU

**CHEFFINS**

# Harvey Goodwin Avenue

Cambridge,  
CB4 3EU

- Available from 22/05/2026
- Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Off Street Parking
- Garden

A well presented and spacious 3 bedroom semi detached house located on sought after and convenient residential road on the north side of the city. The accommodation comprises entrance hall, sitting room, dining room, kitchen/breakfast room and shower room to the ground floor and 2 double bedrooms, 1 single bedroom, bathroom and WC to the first floor. Further benefits include off street parking and enclosed rear garden. Unfurnished. Available from 22/05/2026. EPC: D and Council Tax Band: E.

3 2 2

£2,450 PCM





## LOCATION

Harvey Goodwin Avenue lies just off Victoria Road on the northern side of the city. A range of local amenities are available nearby on Histon Road and Chesterton Road. The property is conveniently situated for access to the historic city centre (approximately 0.6 miles), Cambridge Science Park (1.9 miles), Cambridge railway station and the CB1 Business District (around 2.0 miles), as well as the A14 at Junction 32 (about 1.6 miles). All distances are approximate.

## ENTRANCE HALL

stairs rising to first floor with cupboard beneath and doors to dining room, sitting room, kitchen/breakfast room and shower room off.

## DINING ROOM

bay window to front aspect, feature fireplace (not in use) and fitted shelving to alcoves.

## SITTING ROOM

feature fireplace with working log burner, fitted shelving to alcoves and window and patio doors to rear aspect opening to raised decking.

## KITCHEN/BREAKFAST ROOM

kitchen area fitted with base and wall units, work tops, 1.5 bowl sink with window to rear aspect above, integrated appliances including gas hob with extractor above, oven, microwave combination oven and dishwasher, freestanding appliances including fridge freezer and washing machine, gas central heating boiler and open to breakfast area with side door to side passage.

## SHOWER ROOM

shower enclosure, wc, wash basin with mirrored cabinet above, heated towel rail and window to side aspect with frosted glass.

## STAIRS/LANDING

stairwell with windows to front and side aspect and landing with doors to bedrooms, bathroom and wc off.

## BEDROOM 1

built in wardrobe, feature fireplace (not in use) and window to front aspect.

## BEDROOM 2

2 fitted wardrobes, feature fireplace (not in use) and window to rear aspect.

## BEDROOM 3

fitted shelving and window to rear aspect.

## BATHROOM

bath with shower attachment, wash basin with vanity unit below, heated towel rail and window to front aspect with window to front aspect with frosted glass.



**WC**

wc and window to side aspect with frosted glass.

**OUTSIDE**

shrub border, path to front door and gravelled area providing off street parking for 1 small car and access to gate leading to side passage leading to enclosed rear garden. Rear garden is principally laid to lawn with raised decking, shed, well stocked borders and mature trees.

**LETTING AGENT NOTES**

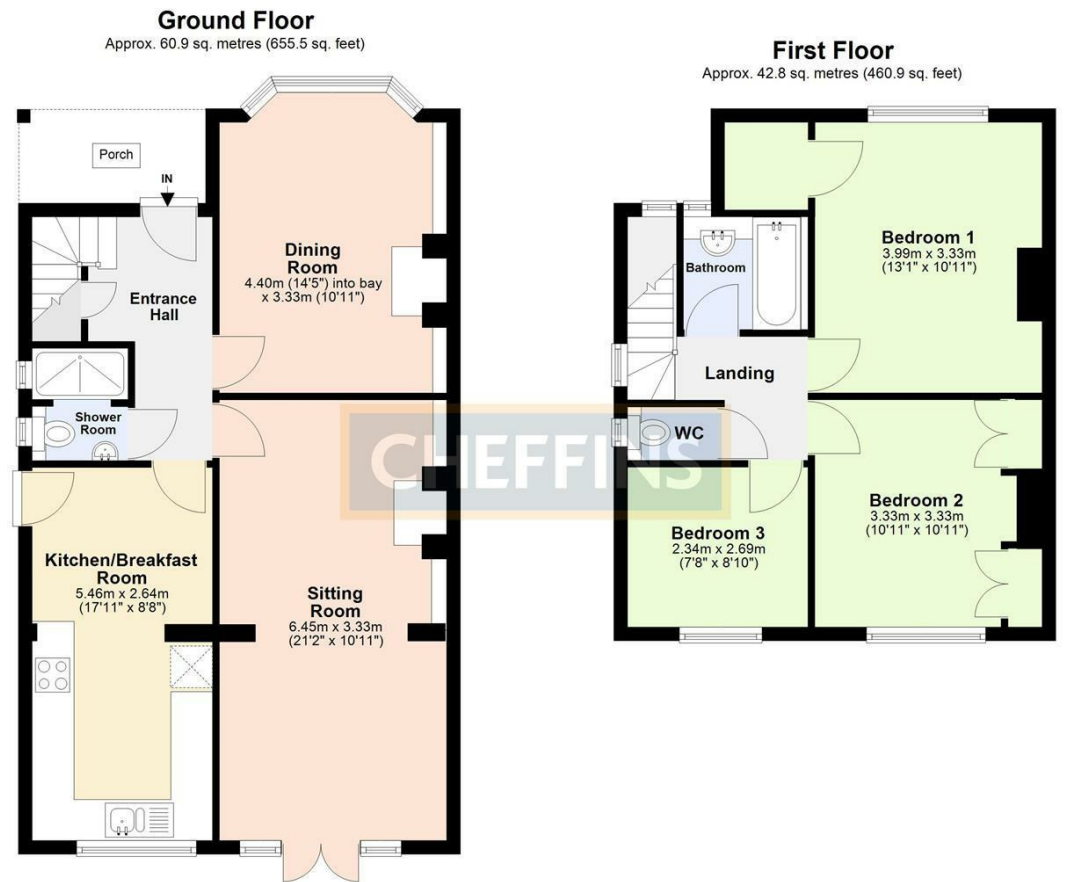
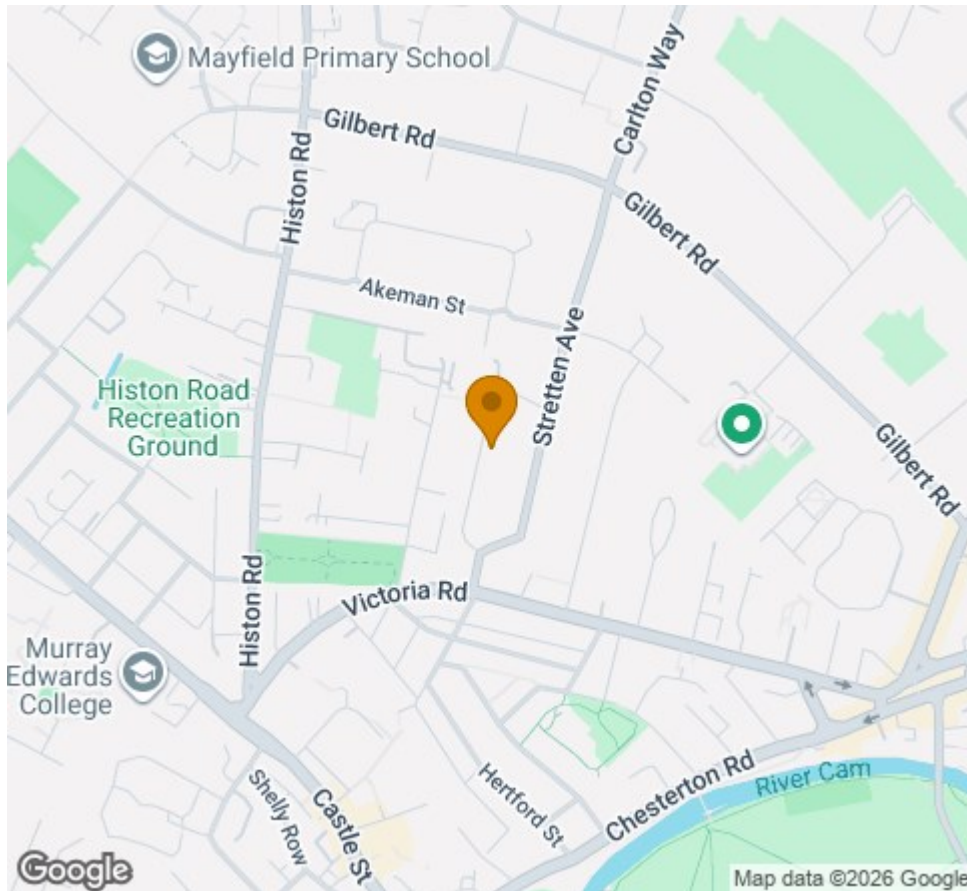
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £565

Deposit - £2826







Total area: approx. 103.7 sq. metres (1116.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus(A)	B		
81-101	C		
62-80	D	63	76
45-61	E		
29-44	F		
13-28	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

**Agents note:**

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.