



Lovell Road, Cambridge, CB4 2QP

**CHEFFINS**



## Lovell Road

Cambridge,  
CB4 2QP

A three bedroom semi-detached residence, offering highly versatile accommodation across the two floors, with off-road parking and generous rear garden, occupying a most convenient location on this highly sought after and quiet residential street, with an ease of access to a wealth of local amenities including Cambridge Science Park, Cambridge North Station and other major commuter links.

3 1 2

**Guide Price £450,000**







## OAK AND GLASS DOOR

into:

### ENTRANCE HALL

with laminate flooring, radiator, stairs to first floor and large understairs cupboard housing fuse box.

### DINING ROOM

with laminate flooring, radiator, fireplace with brick surround, LED downlighters, access into:

### CONSERVATORY

with tiled flooring, radiator, double door out onto rear garden, space for fridges and freezers, wall mounted storage cupboard.

### SITTING ROOM

with wooden floor, bay style dual aspect windows overlooking the front of the property, multiple radiators, LED downlighters, fireplace with Yorkstone hearth, inset shelving.

### KITCHEN

with Karndean style flooring, range of wall and floor units, laminate worktop, sink and drainer with mixer tap, window overlooking rear garden, boiler, space for oven, extractor fan, part tiled walls, space and plumbing for dishwasher and washing machine, door access out onto the rear garden, radiator.

### DOWNSTAIRS W C

with tiled flooring, frosted window to side, low level w.c., wash hand basin.

## ON THE FIRST FLOOR

### LANDING

with wood flooring, loft access, window overlooking side of the property, two sets of steps up to:

### PRINCIPAL BEDROOM

carpeted, radiator, bay style window overlooking front of the property, built-in wardrobes with hanging rails and shelving, airing cupboard with water tank.

### BEDROOM 2

laminate flooring, radiator, window overlooking rear of the property, light with ceiling fan.

### STUDY

carpeted, window overlooking front of the property, radiator, downlighters.

### BATHROOM

carpeted, three piece suite, shower cubicle, w.c., wash hand basin, radiator, windows offering dual aspect to front, rear and side, LED spotlights, part tiled with stone effect wall tile panels.

### BEDROOM 3

accessed via steps from landing; carpeted, radiator, window overlooking rear of the property, loft access and downlighters.

### OUTSIDE

The property is approached by a brick driveway with

off-road parking. The garden is partly enclosed with timber fencing, wall to the front and various shrub borders. Gate into the garden via side access.

Rear garden with terrace area enclosed with wall and shrub borders perfect for al fresco dining, brick built storage shed, windows to front and side. To the side of the property is accessed to a lean-to storage area. Garden is predominantly laid to lawn with a variety of shrub and tree borders enclosed with timber panel fencing, timber and glass summerhouse with power, small pond with brick and shrub surround, vegetable patch and greenhouse, further terrace area at the end of the garden, further metal storage shed.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council

**Approximate Gross Internal Area 1029 sq ft - 96 sq m**

Ground Floor Area 525 sq ft - 49 sq m

First Floor Area 504 sq ft - 47 sq m

Outbuilding Area 63 sq ft - 6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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**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.