



Harbour Avenue, Comberton, CB23 7DD

CHEFFINS

Harbour Avenue

Comberton,
CB23 7DD

A thoughtfully extended and substantial semi-detached residence with well proportioned and versatile accommodation arranged over two floors, front garden and driveway and rear garden of good size principally laid to lawn and enclosed by fencing, located in this ever popular and well served village on the west side of the city convenient for road and rail links, as well as educational services.

4 2 2

Guide Price £425,000





LOCATION

Comberton is located 6 miles to the west of Cambridge and is well placed for major routes including the A428 and M11. The village benefits from numerous amenities including a village shop, post office, butcher, public house/restaurant, Meridian Primary School and Comberton Playground, the outstanding graded Comberton Village College and Sixth Form and is close to the Cambridge Meridian Golf Club.

RECEPTION HALLWAY

staircase rising to the first floor with understairs storage cupboards, double panelled radiator, ceiling with inset downlighters, double glazed and frosted window to the front, double glazed and frosted window to the side.

LIVING ROOM

coved ceiling with inset downlighters, double panelled radiator, double glazed window to the front.

KITCHEN/DINING ROOM

square edge working surfaces, inset sink unit with mixer tap, range of fitted storage cupboards and drawers, fitted Neff ovens and warming drawer, AEG induction hob with extractor hood above, fitted and concealed dishwasher, fitted fridge/freezer, architectural radiator, ceiling with inset downlighters, wall mounted Wallstar oil fired boiler, double glazed windows and doors to the rear.

STUDY

ceiling with inset downlighters, a pair of double glazed doors to garden, architectural radiator.

UTILITY ROOM

square edge working surfaces, single drainer sink unit with mixer tap, plumbing and fitted automatic washing machine, space for tumble dryer, fitted storage cupboards, ceiling with inset downlighters, extractor fan.

CLOAKS/SHOWER ROOM

low level dual flush w.c., wash hand basin with mixer tap, shower cubicle with Mira shower unit and glazed sliding door, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed window to the front.

ON THE FIRST FLOOR

LANDING

access to lot space, double panelled radiator, fitted linen cupboard housing insulated hot water tank, double glazed window to the front.

BEDROOM 1

fitted wardrobe cupboard, radiator, double glazed window to the rear.

BEDROOM 2

fitted cupboards and drawers,

radiator, double glazed window to the front.

BEDROOM 3

radiator, double glazed window to the front.

BEDROOM 4

radiator, double glazed window to the rear.

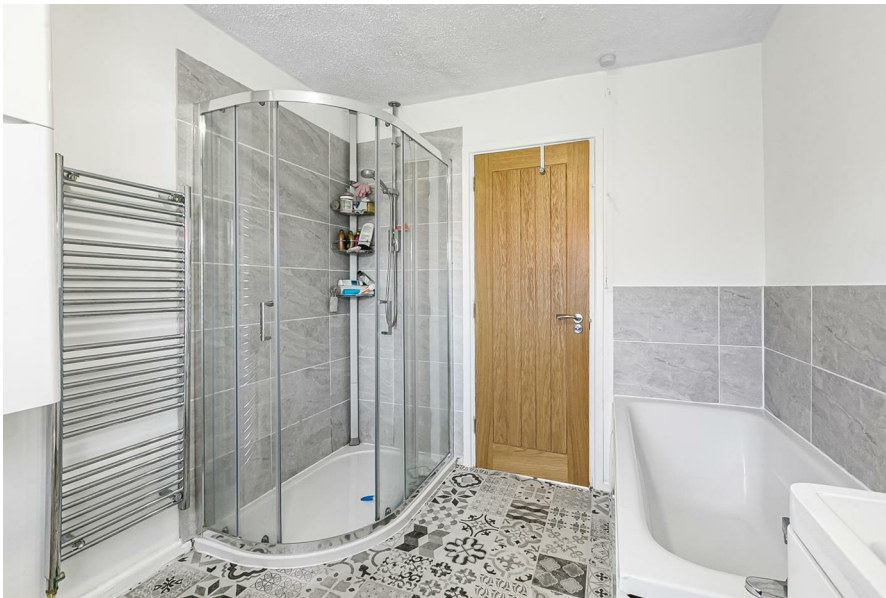
FAMILY BATHROOM

fitted with white four piece suite comprising tiled shower cubicle, glazed sliding doors, panelled bath with mixer/shower tap, low level w.c., a pair of wash hand basins with mixer taps and storage drawers below, part tiled walls, heated towel rail/radiator, further radiator, double glazed and frosted window to the rear.

OUTSIDE

Driveway, gravelled front garden with bike store. Rear garden enclosed by fencing principally laid to lawn, timber summerhouse and storage shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	82	52
EU Directive 2002/91/EC		

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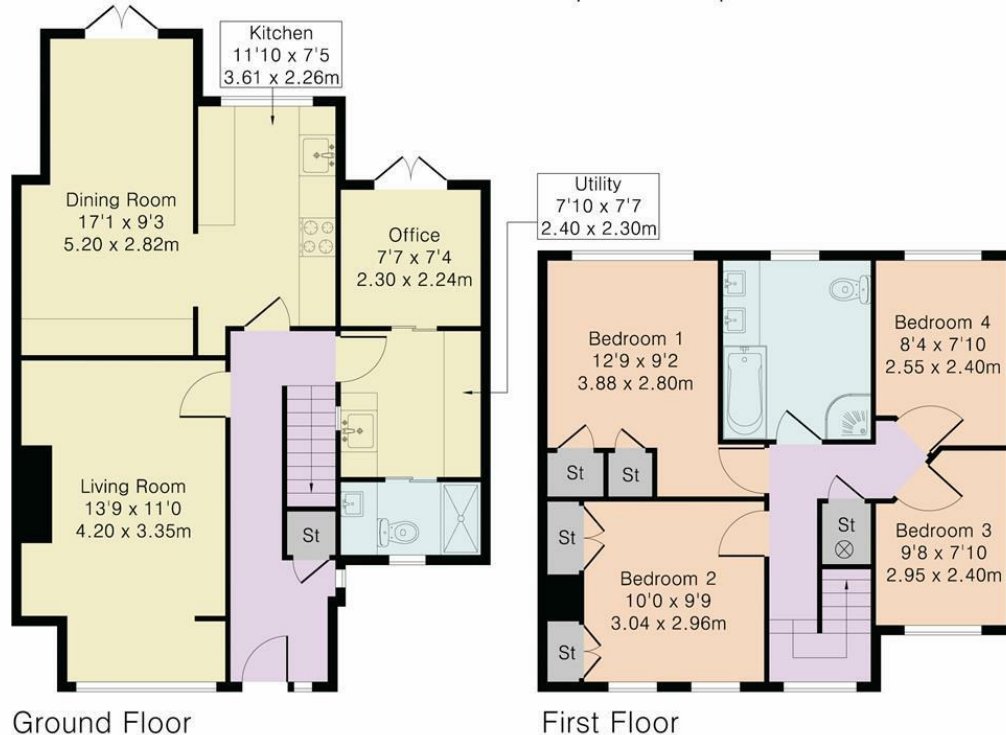
Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

District Council

Approximate Gross Internal Area 1228 sq ft – 114 sq m
Ground Floor Area 689 sq ft – 64 sq m
First Floor Area 539 sq ft – 50 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.