



Cavendish Avenue, Cambridge, CB1 7UR

**CHEFFINS**

# Cavendish Avenue

Cambridge,  
CB1 7UR

A substantial and well proportioned terraced house of significant charm with rendered elevations underneath a pitched tiled roof, situated in this tree lined avenue on the favoured southern side of the city with driveway parking and large rear garden.

3 2 1

**Guide Price £825,000**





## TIMBER PANELLED ENTRANCE DOOR

with glass panes leading into:

## ENTRANCE HALL

staircase rising to first floor, casement window to the front, understairs storage cupboard, radiator, wood flooring.

## OPEN PLAN LIVING/DINING ROOM

with feature part vaulted ceiling with double glazed Velux rooflights, three pairs of double glazed doors to the rear leading out to the garden, wooden flooring, radiators, storage cupboard housing Vaillant gas fired boiler providing domestic hot water and central heating system, slatted shelving, a pair of sliding doors to:

## KITCHEN

Kitchen is fitted with a range of storage cupboards and drawers to base and eye level with wooden working surfaces with inset one and a half bowl single drainer sink unit with mixer tap, fitted oven, hob, extractor fan above, space for fridge/freezer, integrated dishwasher, radiator, tiled floor, double glazed window to the front.

## FAMILY ROOM

with picture rail, radiator, double glazed window to the front.

## ON THE FIRST FLOOR

## LANDING

access to loft space.

## BEDROOM 1

with picture rail, fireplace, fitted wardrobe cupboard, double glazed windows to front and rear, double panelled radiator.

## ENSUITE SHOWER ROOM

tiled shower cubicle, wash hand basin with wall mounted mixer, dual flush w.c., tiled floor, underfloor heating, tiled walls, downlighters, extractor fan, double glazed Velux rooflight.

## BEDROOM 2

radiator, feature fireplace, a pair of double glazed windows to the front.

## BEDROOM 3

radiator, double glazed window to the rear.

## FAMILY BATHROOM

fitted with white suite comprising

tiled panelled bath, mixer tap, wash hand basin on wooden washstand with wall mounted mixer, close coupled w.c., shelved storage cupboard, tiled floor, underfloor heating, ceiling with downlighters, double glazed Velux rooflight, double glazed window to the rear.

## OUTSIDE


Front garden with large gravelled driveway, bicycle and bin store, pathway to the side leading to generous rear garden which is principally laid to lawn, timber decked area, timber storage shed, flowering and shrub beds, fencing and hedging.

## MATERIAL INFORMATION

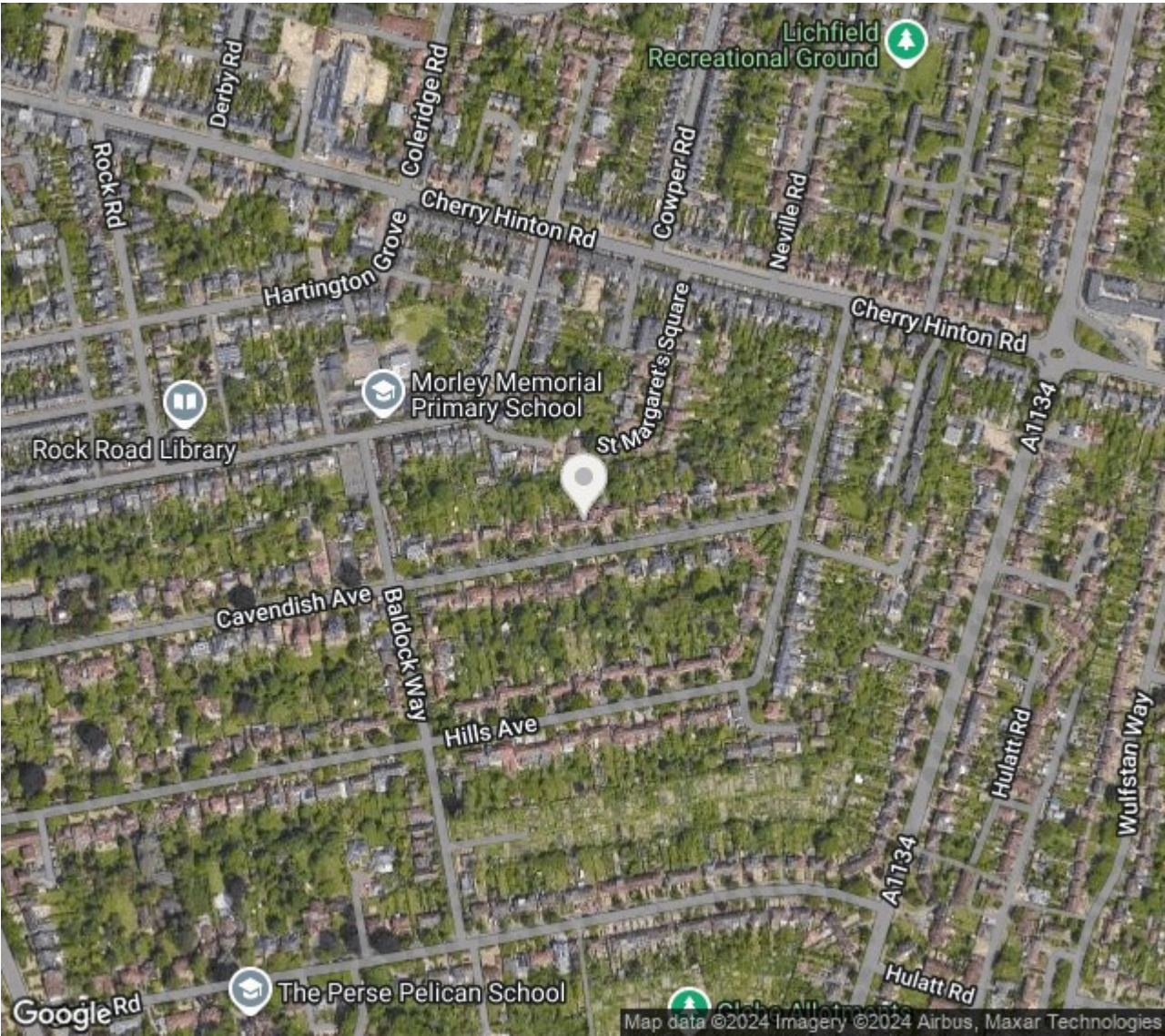
Gas fired central heating. All utilities are connected to the mains.





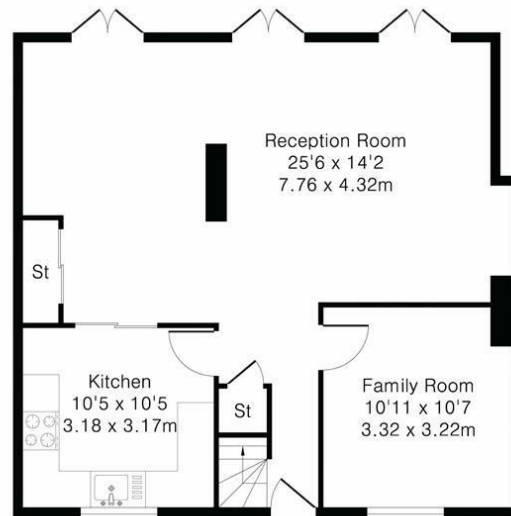
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £825,000  
Tenure - Freehold  
Council Tax Band - D  
Local Authority - Cambridge

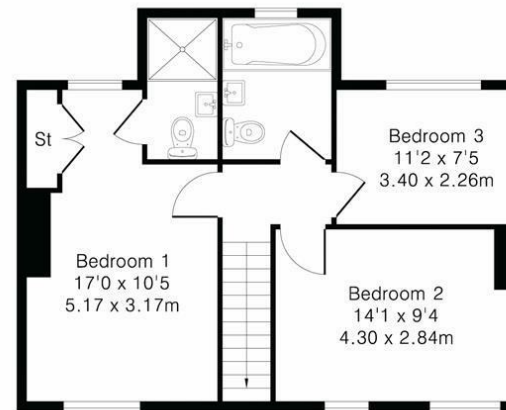




Approximate Gross Internal Area 1158 sq ft – 108 sq m  
Ground Floor Area 666 sq ft – 62 sq m  
First Floor Area 492 sq ft – 46 sq m



Ground Floor



First Floor



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.