



The Avenue, Cambridge, CB5 8LH

**CHEFFINS**

## The Avenue

Cambridge,  
CB5 8LH

A rare opportunity to acquire this immaculately presented semi-detached residence, occupying a desirable position within the highly regarded Marleigh development. This particular house type is no longer available, enhancing its appeal. The property offers well-balanced and thoughtfully arranged accommodation over two floors, complemented by a generous and well-established garden, as well as a carport complete with an electric vehicle charging point. The property is offered for sale with the benefit of no onward chain.

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**Guide Price £600,000**





## LOCATION

The property is situated on The Avenue, one of the most attractive tree-lined streets within the award-winning Marleigh development on the eastern edge of Cambridge. Marleigh has quickly established itself as one of the city's most desirable new communities, offering thoughtfully designed homes with access to a range of amenities including a primary school, nursery, community centre, and the popular Jubilee Square with its shops and café. The Avenue enjoys a particularly peaceful position while being just moments from these conveniences, as well as within easy reach of the city centre, Cambridge North Station, and the Cambridge Science and Business Parks. Excellent cycling and public transport links, along with nearby access to open green spaces and country walks, further enhance the appeal of this modern and well-connected neighbourhood.

## **STORM PORCH**

covering the entrance door with glazed panel adjacent leading through into:

## **ENTRANCE HALL**

with wood effect Karndean flooring, stairs rising to first floor accommodation, storage cupboard housing broadband connection and fuse board, doors leading into respective rooms.

## **CLOAKROOM**

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, wall mounted gas fired Combi boiler providing hot water and heating for the property.

## **OPEN PLAN KITCHEN/DINING/LIVING AREA**

Kitchen comprising a collection of contemporary wall and base mounted storage cupboards and drawers fitted with a soft close feature with a composite stone work surface with inset stainless steel one and a quarter bowl stainless steel sink with hot and cold mixer tap, drainer to side, integrated induction AEG hob with concealed extractor cooker hood above, integrated Zanussi microwave and oven, integrated and concealed fridge/freezer and dishwasher and washing machine, wood effect Karndean flooring, inset LED downlighters, continuation of the work surface creates a breakfast bar providing informal dining settings, triple glazed window to front aspect, opening through into LIVING/DINING ROOM with continuation of the flooring from the hallway and kitchen, inset LED downlighters, understairs storage cupboard, underfloor heating control, t v connection point, triple glazed French doors and side window leading out onto garden/patio.

## **ON THE FIRST FLOOR**

### **LANDING**

with storage cupboard, doors leading into respective rooms.

### **BEDROOM 1**

with wall mounted thermostat, full height built-in wardrobes accessed via mirror sliding doors fitted with railings and shelving, radiator, inset LED downlighters, triple glazed windows to front aspect, door leading into:

### **ENSUITE SHOWER ROOM**

comprising of a three piece suite with large walk-in shower cubicle with wall mounted shower head and a glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

### **BEDROOM 2**

with wall mounted thermostat, radiator, triple glazed window to front aspect.

### **BEDROOM 3**

with wall mounted thermostat, radiator, triple glazed window to front aspect.

### **FAMILY BATHROOM**

comprising a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand,

storage niche underneath wash hand basin, wall mounted mirror, shaver point, heated towel rail, inset LED downlighters, extractor fan.

## **OUTSIDE**

To the front the property is approached off The Avenue via a dropped tarmac kerb leading onto the block paved driveway with then a tarmac path leading to the block paved walkway the front entrance door. The remainder of the front garden is laid to bark in the bedded areas with some shrubbery enclosing.

To the rear of the property is an established and well kept garden principally laid to lawn with a large paved patio area which expands the full width of the property providing a wonderful space to both relax and entertain, lawned area is bordered by well stocked bedding full of mature shrubs and with a side access gate and providing access to the CAR PORT with block paved drive and EV charging point which in turn leads onto the remainder of the driveway.

## **AGENTS NOTE**

There is an estate charge of £279 per annum.

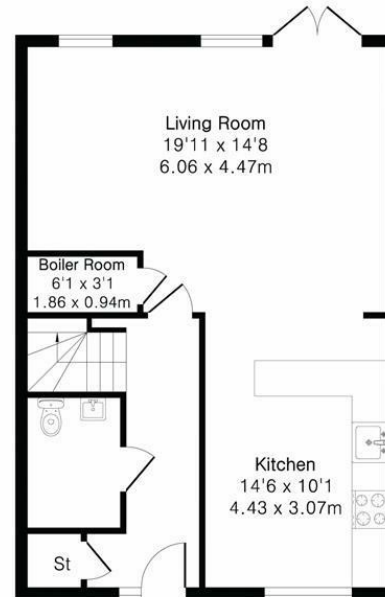




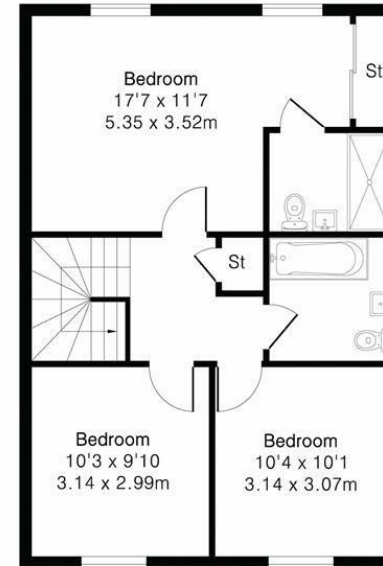
**Approximate Gross Internal Area 1162 sq ft - 108 sq m**

Ground Floor Area 581 sq ft – 54 sq m

First Floor Area 581 sq ft – 54 sq m



Ground Floor



First Floor

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 95        |
| (81-91) B                                   | 84      |           |
| (69-80) C                                   |         |           |
| (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 £600,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District

Council



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.



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