



St. Christophers Avenue, Cambridge, CB3 0JD



pocock & shaw

Residential sales, lettings & management

19 St. Christophers Avenue
Cambridge
CB3 0JD

A 4 bedroom mid terraced townhouse enjoying a cul de sac location about a 15 minute walk from the city centre.

- 4 bedroom townhouse
- Cul de sac location
- 15 minutes walk to city centre
- Currently a licensed HMO
- Potential/scope to convert integral garage
- Bathroom and en suite bathroom
- Cloakroom
- Gas central heating
- South westerly facing rear garden
- No upward chain

Guide Price £625,000



The property is a modern, mid terrace townhouse on three floors in a convenient location just north of the city centre, close to Castle Hill at the south eastern end of Huntingdon Road. It is situated towards the end of an attractive cul-de-sac scheme and benefits from off-street parking and an integral garage. The property has been re-modelled to create a profitable HMO achieving £2695pcm (at full occupancy) but it could easily be re-configured to create a fine family home with potential to extend into the integral garage (subject to gaining the necessary consent) to create more space as desired.

St Christophers Avenue is a small modern cul-de-sac at the city end of Huntingdon Road. There are wide ranging facilities close to hand in nearby Histon Road and Castle Hill. The A14 and M11 are both within easy striking distance. The historic centre, University facilities and excellent schooling for all ages are all close by.

In detail the accommodation comprises;

STORM PORCH with courtesy light and part glazed door to

HALLWAY with fire alarm control panel, radiator, electric consumer unit, door to garage and inner hallway, door to

CLOAKROOM with window to front, wc, wash handbasin with tiled splashbacks, radiator.

INNER HALLWAY with stairs to first floor, understairs cupboard, coat hooks, door to

KITCHEN/DINING ROOM 17' 8" x 10' 1" (5.38m x 3.07m) narrowing to 7'10" with double glazed window and double glazed sliding doors with views and access to rear garden, range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer, plumbing and space for washing machine and clothes dryer, gas cooker point with Hotpoint extractor hood over, wall mounted gas central heating boiler, radiator, built in shelved cupboard.

FIRST FLOOR LANDING with stairs to second floor, radiator,

SITTING ROOM 17' 7" x 12' 8" (5.36m x 3.86m) into bay with bay window and further window with views to rear garden, coving, radiator. This room is currently being used as a bedroom (the stud wall currently dividing this room from bedroom 5 could easily be removed to create a larger living room as per the layout when initially built).

BEDROOM 5 11' 6" x 10' 4" (3.51m x 3.15m) with large window to front, radiator.

BEDROOM 4 6' 11" x 6' 11" (2.11m x 2.11m) with window to front, radiator.

SECOND FLOOR LANDING with loft access hatch, airing cupboard with factory lagged hot water tank and slatted wood shelving, doors to

BEDROOM 3 8' 7" x 7' 2" (2.62m x 2.18m) with window to front, radiator.

BEDROOM 2 9' 10" x 8' 10" (3m x 2.69m) with large window to front, radiator.

MAIN BEDROOM 12' 10" into bay x 9' 10" (3.91m x 3m) with bay window to rear with views to garden, double doors to built in wardrobe cupboard with hanging rail and shelving, radiator, door to

ENSUITE BATHROOM with window to rear, panelled bath with tiled surround and mixer tap with shower attachment, wc, wash handbasin, shaver point, radiator.

BATHROOM with panelled bath with fully tiled surround and Aqualisa shower over, wash handbasin and wc with recessed display shelving over, radiator, extractor fan, shaver point.

INTEGRAL GARAGE 17' 0" x 8' 11" (5.18m x 2.72m) with timber up and over door to front, gas meter, electric meter, power and electric door to entrance hallway. Scope to open up to the kitchen area to create a large kitchen/dining/living space.



OUTSIDE Open plan driveway to front leading onto the integral garage, flower and shrub borders.

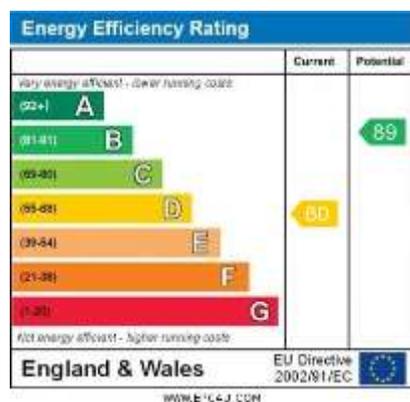
Sunny south west facing 60ft approx rear garden with paved patio area adjacent to the rear of the property leading onto a lawn with further paved area and yew tree screening rear boundary.

COUNCIL TAX Band F

SERVICES All mains services.

TENURE The property is Freehold

VIEWING By arrangement with Pocock and Shaw



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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