



LOVELL ROAD
Cambridge

Carter Jonas

LOVELL ROAD, CAMBRIDGE, CB4 2QR

- Cambridge North Station - approx. 1 mile
- Access to A14 - approx. 0.8 miles
- Cambridge Science Park - approx 0.4 miles

4 Bedrooms • Semi-detached • Off-street parking •
Close to Cambridge North Railway Station • Access to
the A14 • Close proximity to Cambridge Science Park •
EPC rating E

DESCRIPTION

The property features kitchen, large dining area with patio doors to rear garden. There is a good size living area with bay window at the front of the property.

The first floor consists of a principal bedroom to the front of the property. One further double bedroom and two single bedrooms. Family bathroom with shower over bath.

Utility area. Large rear garden. Driveway parking and on street parking available.

The property also benefits from a separate self-contained furnished annex to include living area, bedroom and shower room.

LOCATION

Lovell Road is a quiet residential road situated off Milton Road and Kings Hedges Road, about 2 miles north of the city centre. The location is particularly convenient for access to the nearby Science/Business Parks, Cambridge Regional College and the A14 and M11. There is a good range of local amenities including a variety of shops and a regular bus service. The new Cambridge North mainline railway station is within easy walking distance.

THIS WELL PRESENTED 4 BEDROOM SEMI-DETACHED HOUSE IS LOCATED JUST OFF MILTON ROAD OFFERING EXCELLENT ACCESS TO THE SCIENCE PARK.



AGENTS NOTE

There is a plot of land at the end of the garden, which is separated by a bush and gate, which allows access to the plot. Although this is accessible from the property, the land is on a separate title and will not be sold as part of the house.

ADDITIONAL INFORMATION

Tenure: Freehold

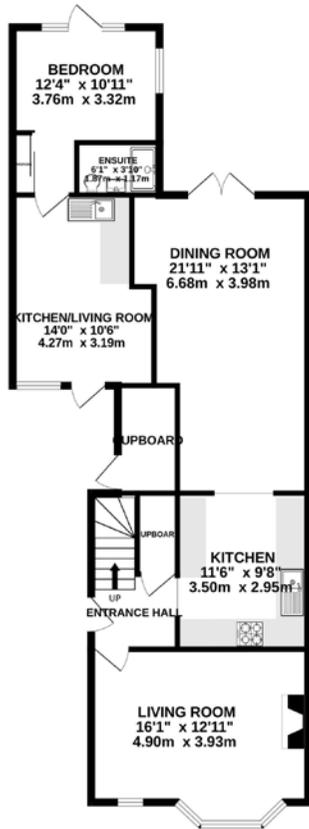
Services: All mains services

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
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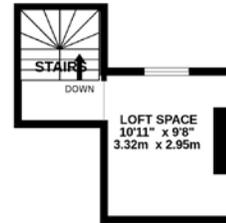
GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR
154 sq.ft. (14.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1591 sq.ft. (147.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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