



**51 TAVISTOCK ROAD**  
Cambridge

**Carter Jonas**

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## 51 TAVISTOCK ROAD, CAMBRIDGE, CB4 3NB

- City Centre - approx. 2 miles
- Science/Business Parks - approx. 2 miles
- Cambridge North Train Station - approx. 3 miles

2 Bedrooms · Lounge / dining / kitchen with integrated appliances · Bathroom & en-suite · Established garden · Driveway · EPC rating D

### DESCRIPTION

The property is bright and offers open-plan kitchen/dining/living room, kitchen having integrated Beko appliances. There are two double bedrooms to the rear of the property, one with en-suite shower facilities and a fully tiled family bathroom with drench head shower over bath.

### OUTSIDE

Lawned front garden with gravel driveway providing off-road parking.

Gated pedestrian access to rear lawned garden with panel fencing to borders and storage shed.

### LOCATION

Tavistock Road is a quiet residential road just off Histon Road and is part of a very popular, private residential development with excellent local facilities and schooling serving the district including Mayfield Primary School, Chesterton Community College, Post Office, pharmacy, petrol station, supermarkets and shops found on Histon Road. There is easy access from the property onto the region's main commuter routes as well as into the City Centre or peripheral areas such as the Science & Business Parks.

## MODERNISED AND EXTENDED SEMI-DETACHED BUNGALOW WITH AMPLE PARKING LOCATED IN AN ESTABLISHED RESIDENTIAL ROAD NORTH OF THE CITY.



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services

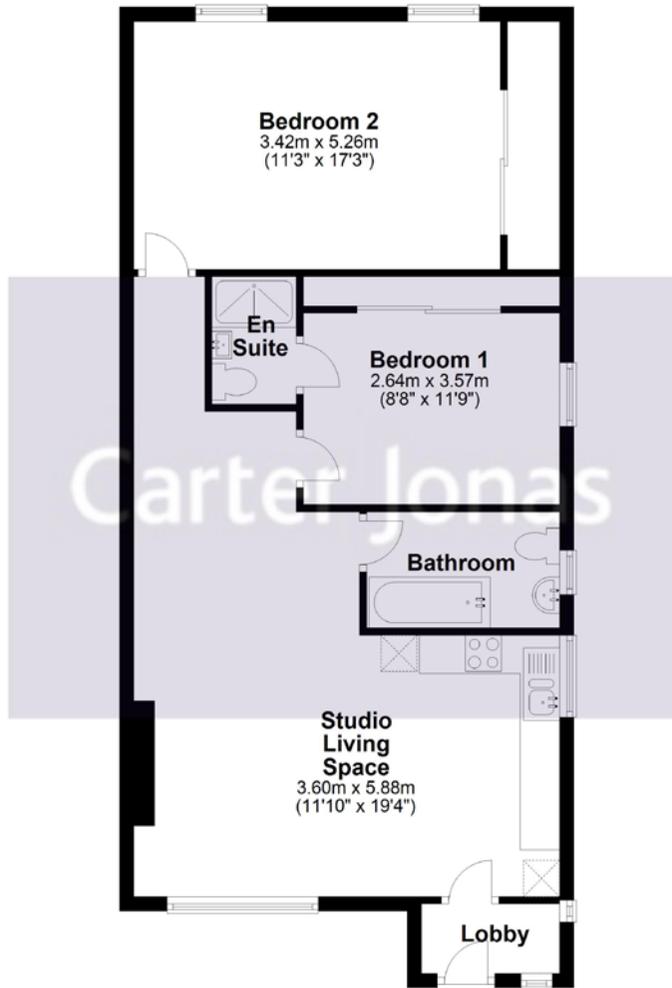
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the selling agents,  
Carter Jonas 01223 403330



### Floor Plan

Approx. 73.3 sq. metres (788.9 sq. feet)



Total area: approx. 73.3 sq. metres (788.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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### IMPORTANT INFORMATION

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