



65 Hills Avenue
Cambridge, CB1 7UZ

Guide price £800,000

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- 4 -5 bedroom house is great South City location.
- No chain
- Moderisation required
- Parking and large garden

An extended 4-5 bedroom family house requiring updating, situated in a fantastic location and with good-sized gardens.

This family house has plenty of space, around 1400 sq.ft. in total and it has been extended, but there is still plenty of scope and opportunity to alter and renovate to create a wonderful family home.

The accommodation includes an entrance hall and hallway, the sitting room is a good size and has a gas fire as well as doors to the dining room which has access to the garden. The kitchen/breakfast room has fitted cupboards and a pantry. There is also a rear lobby/utility area, cloakroom and a shower room.

Upstairs there are 5 bedrooms 4 of them are doubles, the fifth room is an internal room which is used as a study. There is a large family bathroom and a separate shower room. It would seem to be quite straightforward to swap the bathroom and bedroom 5/study





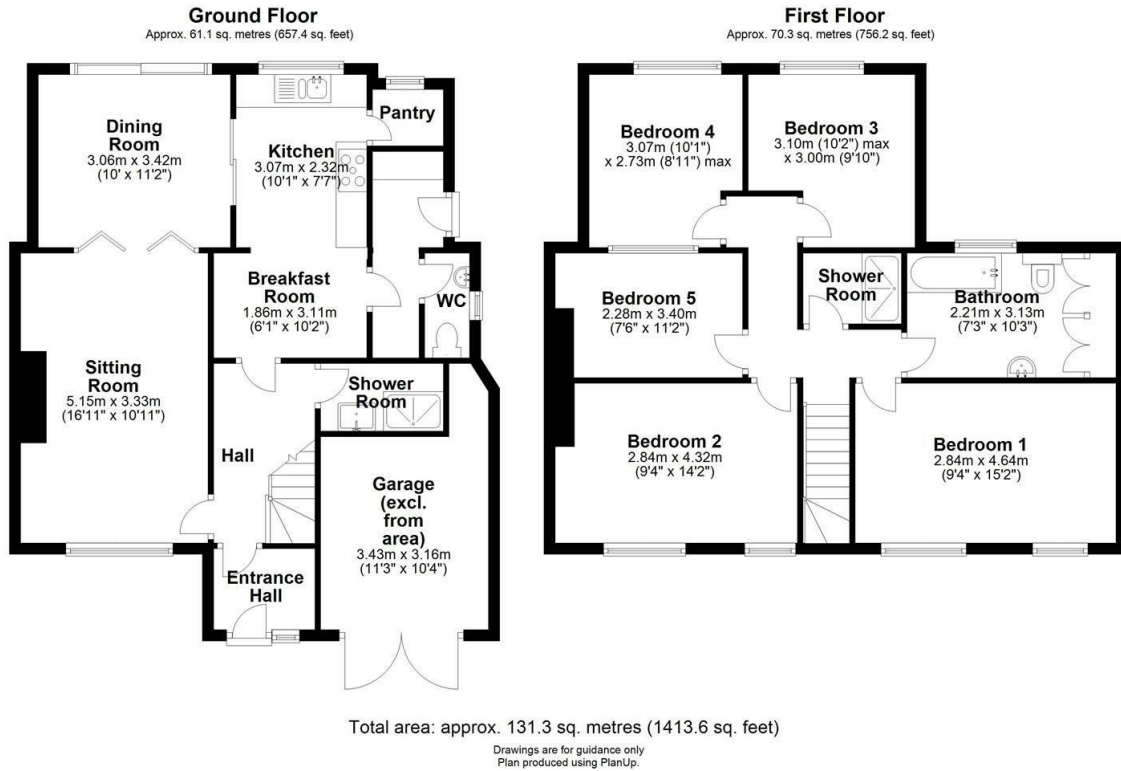
around to create a usable 5th bedroom.

At the front of the house, there is a brick wall and gates that lead to the front garden which is used for parking. A shared side passageway leads to the rear garden, which is a good size and has a large shed.

Hills Avenue is an extremely popular road, between Hills Road and Cherry Hinton Road. It is always popular with people wanting access to Addenbrookes and the railway station. It is also within easy reach of several of the most popular private schools and is also in the catchment of the highly regarded Morley school. The location is also great for local facilities, shops independent cafes etc. SAT NAV: CB1 7UZ What3words: ///expert.modes.wiped



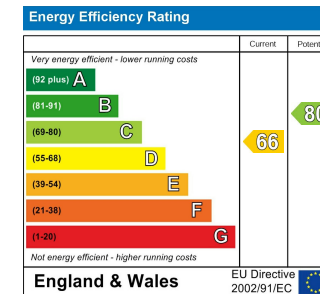
Floor Plan



Area Map



Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

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