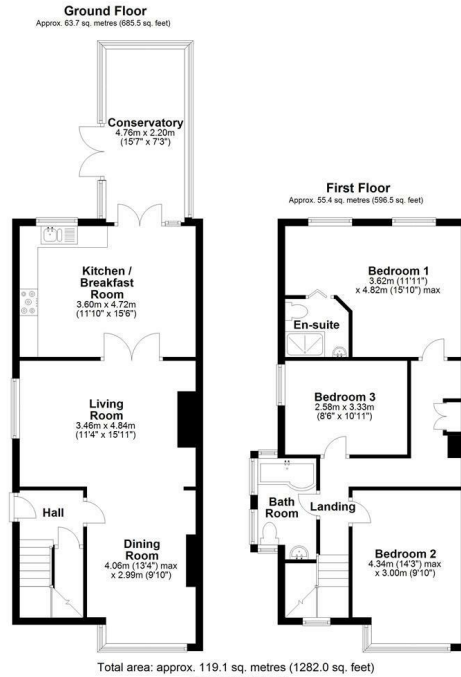




80 Lovell Road, Cambridge, CB4 2QP
£2,000 Per month



Floor Plan



- 3 bedrooms
- Off-road parking
- Excellent location
- Available October

A larger than average 3 bedroom, semi-detached property located on Lovell Road, close to the Business and Science Park and offering excellent accessibility to the City.

On the ground floor, there is an entrance lobby, with an understairs coat cupboard, that leads to the large, open-plan living room. The living room has a bay window to the front and wraps around to provide a flexible space. The kitchen and dining area are accessed via double doors and the kitchen itself is very well equipped with low and high-level cabinets and appliances including a large range cooker.

Off the dining area is a conservatory which leads to the courtyard garden.

Upstairs there are three bedrooms. The primary bedroom is a large double with an ensuite and views over the rear of the property. There is a second large double room to the front, and the third bedroom is a small double. There is also a nicely presented family bathroom.

There are 2 off-road parking spaces at the front of the property and a neat courtyard garden to the rear. The property is available in October and is offered unfurnished.

Lovell Road is superbly located in the North of the City, within walking distance from both the Business Park and Science Park, and Cambridge North Station.

Council Tax: D EPC: C

WhatThreeWords: ///coach.upgrading.eagle



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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

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.

Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

