



Howard Road

+44 (0) 1223 508050

hello@cookecurtis.co.uk

www.cookecurtis.co.uk

An extended three/four bedroom semi detached home which has been rented out for a number of years. Providing an excellent income, using the living room as an additional bedroom, £2,020 per calendar month, located in this favourable East city location.

Guide Price:  
£425,000

Howard Road, Cambridge,  
CB5 8QP



The property briefly comprises; Entrance hall with stairs rising to the first floor, shower room with modern white three piece suite, Living room/bedroom four, offering a good sized reception room and or bedroom with window to the front aspect, open plan Kitchen/sitting/dining room to the rear of the property, the kitchen is fitted with a range of units with ample work surfaces and spaces for freestanding appliances, ceramic tiled floor, the sitting/dining area has patio doors to the rear garden.

Further, the two outbuilding attached to the property have been partially converted and offer excellent additional spaces.



First floor landing, three bedrooms, two with fitted wardrobes being good sized double and a generous single a typical layout for the age and style of the property.

Outside, the front garden has a lawn area and driveway providing off street parking, the rear garden is of good size, fully enclosed with large patio and lawn area.





130 sqm / 1406 sqft

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Good sized Gardens

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Semi-detached house

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3 bed, 2 recep, 2 bath

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Driveway parking

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1950's

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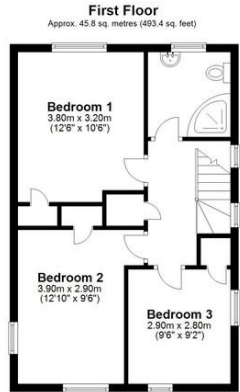
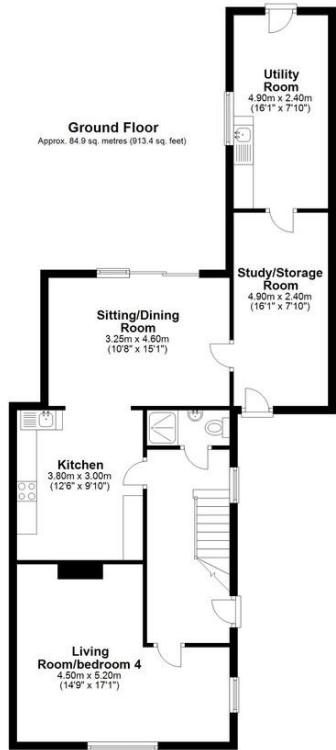
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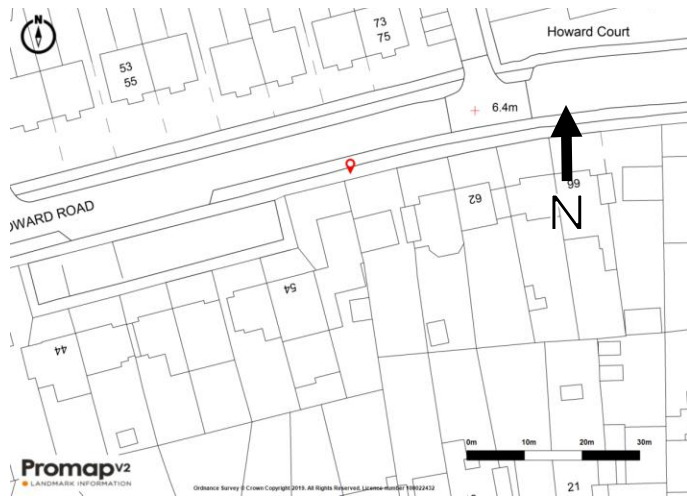
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Total area: approx. 130.7 sq. metres (1406.8 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.



The property is located just off Newmarket Road and is in a very convenient and thriving area to live, with major retail parks, supermarkets and leisure facilities within walking/cycling distance. It is just over a couple of miles from the historic city centre and not far from the pleasant riverside area or Stourbridge Common.

There is primary schooling at Abbey which feeds into Coleridge Community College, which is part of the Parkside Federation. It is an equally convenient location for those wishing to get out of town, with Junction 34 of the A14 within 2 miles.

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