



**LOVELL ROAD**  
Cambridge

**Carter Jonas**

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## LOVELL ROAD, CAMBRIDGE, CB4 2QN

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

Open-plan ground floor living space with sitting & dining area • Fitted kitchen • Large utility room • Cloakroom/WC • Three bedrooms • Large south facing garden • Parking for two cars • EPC rating D

### DESCRIPTION

29 Lovell Road has been completely renovated by the current owners to create a contemporary, yet characterful home in one of the city's most favoured residential locations. The property is bright and spacious with very well presented accommodation extending to over 800sqft.

On the ground is very pleasant, open-plan living space comprising a sitting room, breakfast/dining area and a fitted kitchen. There is also a cloakroom/WC and a large utility room with plenty of space for washing machine and dryer along with everyday storage.

On the first floor are three good size bedrooms and a modern bathroom.

### OUTSIDE

The property is set nicely back from the road with off-street parking for two cars. There is pedestrian access to the rear south-facing garden which is mainly laid to lawn. It is pleasantly secluded and south-facing with plenty of space for al-fresco dining and entertaining. There is a lovely, established grape vine and other mature planting, along with a large detached garden shed, ideal for garden furniture, machinery etc.

**A VERY WELL PRESENTED THREE BEDROOM, SEMI-DETACHED 1930S HOME LOCATED JUST OFF MILTON ROAD OFFERING EXCELLENT ACCESS TO THE CITY CENTRE, CAMBRIDGE NORTH RAILWAY STATION AND THE SCIENCE PARK.**



## 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.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services are connected

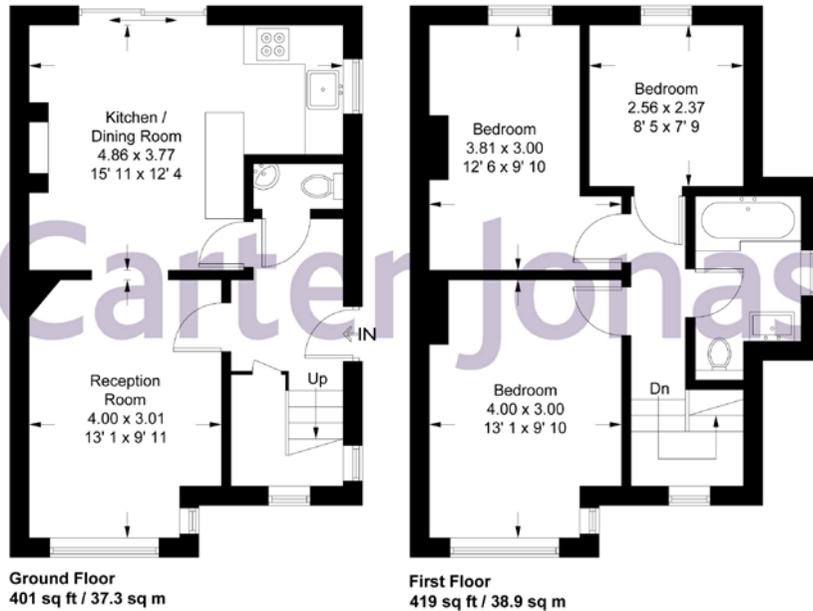
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents,  
Carter Jonas 01223 403330



## Lovell Road

Approximate Gross Internal Area = 820 sq ft / 76.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	64	
(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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