



**ELTISLEY AVENUE**  
Cambridge

Carter Jonas



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## ELTISLEY AVENUE, CAMBRIDGE, CB3 9JQ

- Cambridge City Centre - approx. 1.1 miles
- Cambridge Railway Station - approx. 1.5 miles
- Addenbrookes Hospital - approx. 2.5 miles

Victorian end of terrace family home • Four bedrooms  
• Multiple reception rooms • Extended & flexible accommodation • Attractive period features throughout  
• Private & mature gardens • EPC rating E

### DESCRIPTION

33 Eltisley Avenue is an attractive Victorian end of terrace home that has been carefully extended and enhanced to provide generous and adaptable accommodation arranged over three floors.

The ground floor is accessed via an entrance porch which opens into a welcoming entrance hall, with stairs rising to the first floor. To the front of the property is a spacious sitting and dining room, filled with natural light and featuring exposed timber flooring, a bay window and an attractive fireplace. The kitchen is accessed directly from this room and is fitted with a range of wall and base units, an integrated oven and hob with extractor above, and ample worktop space. Located further along the hallway is a separate snug, offering a flexible additional reception space. Also on the ground floor are a utility room, a shower room and a further study or playroom, providing excellent versatility for home working or family use. Doors from this area lead out to the rear garden.

The first floor offers three well-proportioned bedrooms, including two generous doubles, alongside a modern family bathroom. The principal bedroom benefits from a large bay window allowing plenty of natural light, as well as fitted storage and a feature fireplace.

**A CHARMING AND SUBSTANTIAL FOUR-BEDROOM VICTORIAN END OF TERRACE FAMILY HOME, OFFERING FLEXIBLE ACCOMMODATION ARRANGED OVER THREE FLOORS, WITH A BEAUTIFUL GARDEN AND AN EXCELLENT LOCATION WITHIN THE EVER POPULAR NEWNHAM AREA OF CAMBRIDGE.**





The second floor provides a further bedroom with skylights and exposed brickwork, creating a bright and characterful space ideal for use as a guest bedroom or study. The room also offers scope for further enhancement, including the potential for a dormer extension, subject to the usual consents.

## OUTSIDE

To the front of the property is an attractive garden enclosed by an iron gate, with a paved pathway leading to the main entrance and well stocked borders featuring established rose bushes.

The rear garden is a particular feature, offering a high degree of privacy and benefiting from mature planting throughout. There is a paved seating area, established borders and a calm, sheltered feel, creating a genuinely attractive and peaceful outdoor space.

## LOCATION

Eltisley Avenue is located within the ever popular Newnham area of Cambridge, one of the city's most sought after residential neighbourhoods. The area offers a good range of everyday amenities, including a post office, chemist, butcher, bakery, grocer and independent coffee shop, all within easy reach. Newnham Croft Primary School and the open spaces of Lammas Land are close by, while the River Cam and surrounding footpaths provide attractive walking routes towards Grantchester and Coton. The property is also well placed for a number of University colleges and departments, with the University Library just a short walk away.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, gas, electricity and drainage

**Local Authority:** Cambridge City Council

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



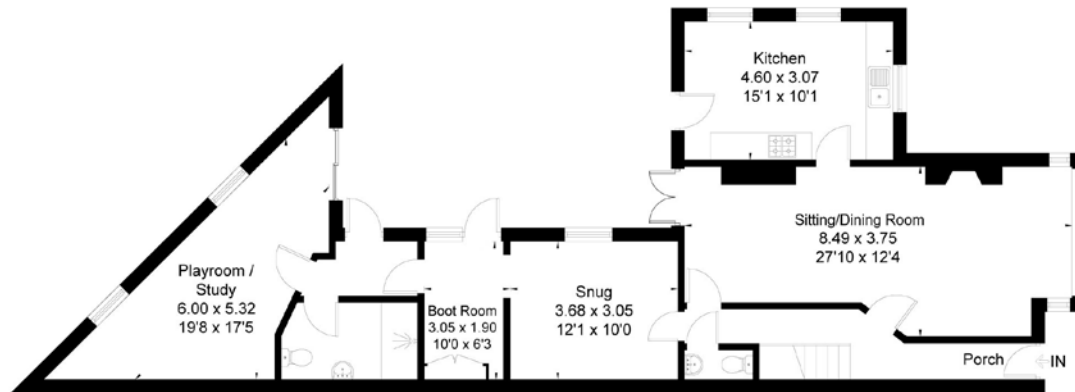
Eltisley Avenue Cambridge, CB3 9JQ  
Approximate Area = 1905 sq ft / 177.0 sq m



Second Floor



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107848



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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