



PERNE AVENUE
Cambridge

Carter Jonas

PERNE AVENUE, CAMBRIDGE, CB1 3RY

- Cambridge City Centre - approx. 1.5 miles
- Cambridge Railway Station - approx. 1 mile
- Addenbrookes Hospital - approx. 1.5 miles

Open-plan kitchen/breakfast/diner • Open-plan living/sitting room • Utility room • Ground floor shower room • Three first floor bedrooms • Two contemporary bath/shower rooms (one en-suite) • One bedroom annexe with living room, bedroom & shower room (potential for kitchen) • Detached garden studio • South-facing gardens with decked terrace • Off-street parking for 2-3 cars • EPC rating C

DESCRIPTION

Perne Avenue is an attractive, extended period home with over 1,400 sqft of stylishly presented and versatile accommodation laid out over two floors. Many of the neighbouring properties have further extended into the loft space (subject to planning) to create additional bedroom space.

On the ground floor is free-flowing, largely open plan living space with two sitting rooms, a dining room and a stunning kitchen/breakfast room with breakfast bar for 4, central island, space and plumbing for a dishwasher, two ovens, 5 burner gas hob and two ring electric hob, and space for upright fridge and freezer. There is a utility room with space and plumbing for washing machine and tumble dryer as well as a large ground floor shower room.

On the first floor are three double bedrooms and two contemporary shower/bathrooms, one ensuite and the other with roll-top bath and walk-in shower.

A VERY WELL PRESENTED AND EXTENDED 1930'S SEMI-DETACHED HOME WITH OFF-STREET PARKING, SOUTH-FACING GARDENS AND ONE BEDROOM ANNEXE CLOSE TO THE CITY CENTRE, HOSPITAL AND RAILWAY STATION.



OUTSIDE

The property is approached from the road giving access to private, off-street parking for two to three cars. The south-facing rear gardens are mainly laid to lawn with decked terrace across the back of the house, providing the perfect place for al-fresco dining and entertaining. There is a detached, one bedroom annexe with living room and shower room and the potential to easily create a kitchenette (plumbing and electrics in situ). An added bonus is the detached garden studio, ideal for working from home, hobbies space.

LOCATION

Perne Avenue is a popular residential street located off Perne Road just 1.5 miles from the city centre. The property also offers excellent access to the hospital and the railway station. It is easily accessible for varied local amenities including supermarkets, public houses and cafes and schooling for all ages. There are a variety of local shops as well as Cambridge Leisure, just north of Cherry Hinton Road, with supermarket, cinema, ten-pin bowling and restaurants. For the commuter Cambridge Mainline Railway Station is within 1 mile providing services to London King's Cross and Liverpool Street in 52 and 67 minutes respectively. The property is also well placed for access to an excellent choice of state and independent schools as well as the Sixth Form Colleges.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: Cambridge City Council

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



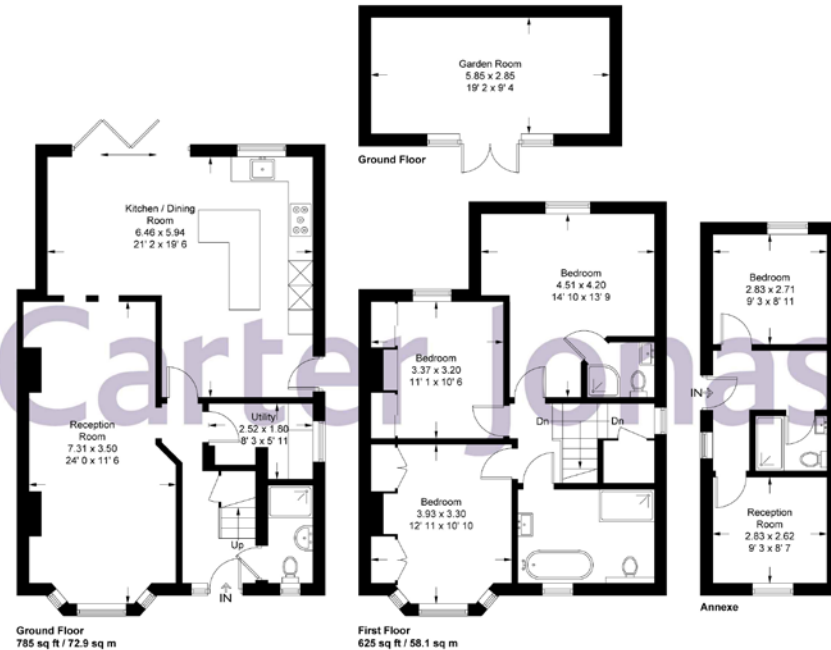
Perne Avenue

Approximate Gross Internal Area = 1410 sq ft / 131 sq m

Annexe = 259 sq ft / 24.1 sq m

Garden Room = 182 sq ft / 16.9 sq m

Total = 1851 sq ft / 172 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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