



Bush & Co.



## 5 Coleridge Road, Cambridge, CB1 3PH

Offers Around £512,500 Freehold



Energy Rating Band D

Coleridge Road is a popular location to the south of the city centre between Mill Road and Cherry Hinton Road. The location allows convenient and easy access to local amenities and the favoured Romsey Town. Romsey Town has a unique atmosphere and offers many facilities including a wide range of independent retail shops and services, a number of parks and schooling for most ages. The city centre is just over 1 mile away, the railway station around 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles.

The property is a semi-detached house which requires full modernisation and is sold with the advantage of no upward chain. Great potential to extend and improve subject to planning. The front door leads to an entrance hall with stairs to the first floor. There is a sitting room with bay window at the front and a separate dining room at the back with doors to the rear lean to. There is a basic kitchen space, rear lobby and w.c completing the ground floor accommodation. The first floor landing has a built in cupboard and leads to all rooms. Bedroom one is a double room at the front. Bedroom two is a further double bedroom at the back. Bedroom three is a single room at the back and there is a small bathroom.

Outside - There is a walled front garden with lawn and driveway parking as well as gated access to a secure car port.

The enclosed long rear garden has lawned and planting areas in addition to several storage sheds.



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

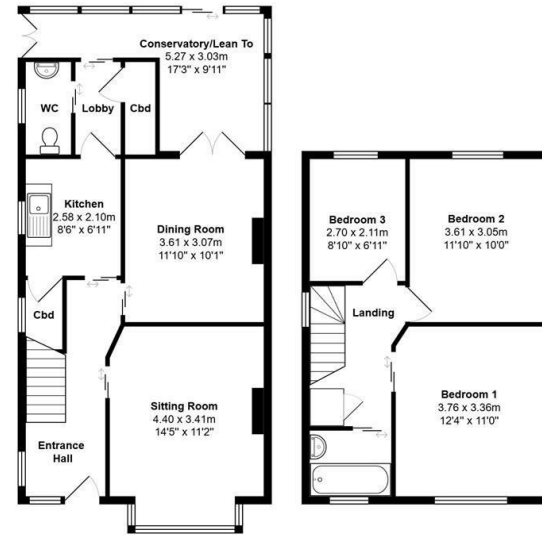
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

Coleridge Road, Cambridge, CB1 3PH



Total Area: 97.0 m<sup>2</sup> ... 1044 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by charlesj.harrison.co.uk

## Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

[www.bushandco.co.uk](http://www.bushandco.co.uk)

