



Bush & Co.



59 Coleridge Road, Cambridge, Cambridgeshire, CB1 3PH

Offers In Excess Of £725,000 Freehold



Energy Rating Band C

The accommodation comprises; double glazed front door to entrance hall with stair to the first floor, timber flooring and cast-iron radiator. Sitting room features a fire place aperture with black hearth, double glazed bay window with plantation shutters, picture rails, timber flooring and cast-iron radiator. Dining room with a cast iron fire place with painted wood surround, double glazed window, timber flooring and cast-iron radiator.

Kitchen which is newly fitted, lime stone flooring, copper upstand, gas boiler serving domestic hot water and central heating, double glazed door to rear garden, cloakroom with wc and hand basin.

First floor landing with stairs to second floor, bedroom 2 with 2 sash double glazed windows with plantation shutter, picture rails, wardrobe and cast-iron radiator. Bedroom 3 with a cast iron fire place, double glazed sash window, cupboard and cast-iron radiator. Bedroom 4, double glazed sash window, picture rails and cast-iron radiator. Bathroom with a panel bath with shower over, hand basin and wc, window, towel rail, tiled walls and flooring.

Second floor leads to bedroom 1 which is a stunning room with eaves storage, timber flooring, inset lighting and cast-iron radiator a dressing room and door to shower room with rain fall shower, wash stand and wc, towel rail, inset lighting.

Outside is a front garden with shrubs, to the rear is a good size garden with a paved terrace, lawn, fruit trees, garden shed and single garage. Gated rear access.

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.

Tenure: Freehold

Services: mains gas, electricity, water and drainage.

Council tax: C

The property is not in a conservation area.



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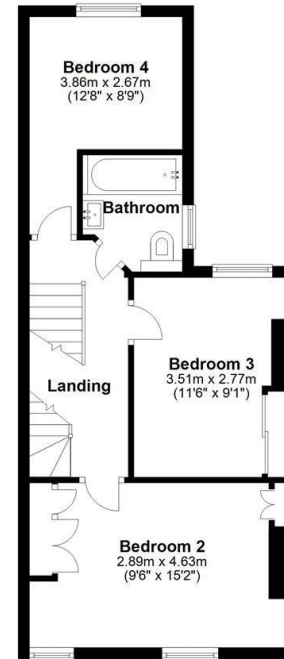
Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Second Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 118.1 sq. metres (1271.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band C

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

