



Bush & Co.



203 Coldhams Lane, Cambridge, Cambridgeshire, CB1 3HY

Offers Around £525,000 Freehold



Coldhams Lane is conveniently situated to the south easterly side of Cambridge which offers convenient access to the city centre, railway station and the Addenbrooke's Hospital Biomedical Campus. The location is just a short walk from a Sainsburys superstore and further retail and leisure facilities are nearby at the beehive centre and retail park.

The property is a bay fronted terraced house with well presented accommodation over three floors which benefits from double glazing, gas radiator heating and no upward chain. The house was previously used as a 5 bedroom HMO with an income in the region of £33,000 PA but could easily be used as a spacious and flexible family home.

The entrance door leads to a hallway with stairs to the first floor and doors to both sitting room and kitchen/dining room. The sitting room has a bay window to the front and alcove shelving. The re-fitted kitchen is particularly well proportioned with a stylish range of wall and base units and work surfaces housing a stainless steel sink and drainer as well as an electric oven, hob and dishwasher. There is plumbing for washing machine, space for a large fridge/freezer, under stairs cupboard and door to the rear garden.

The first floor has a landing with stairs to the second floor. There are two generous double bedrooms and a single room in addition to the three piece bathroom with shower over the bath.

The top floor comprises a particularly large double bedroom with plenty of storage and a three piece ensuite shower room.

Outside - The frontage provides off street driveway parking.

The long enclosed rear garden, which backs on to allotments, is laid to lawn with mature trees and planting, a large paved patio area and timber shed.



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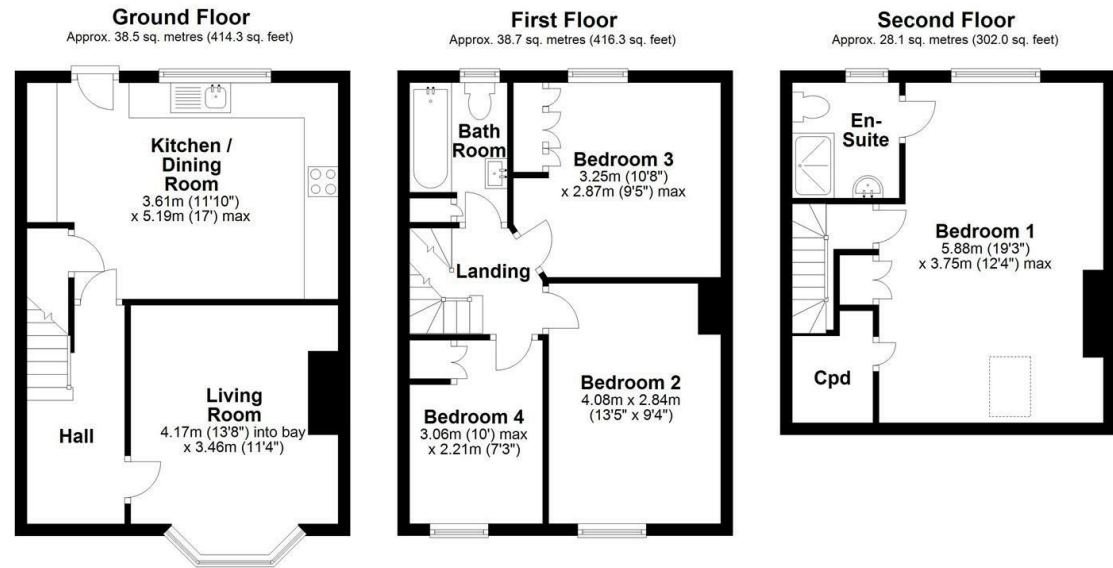
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Total area: approx. 105.2 sq. metres (1132.6 sq. feet)

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

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