



Bush & Co.



83 Coleridge Road, Cambridge, CB1 3PN

Offers Around £500,000 Freehold



Energy Rating Band D

The accommodation offers Upvc double glazed front door with stained glass panel to entrance hall with stairs to first floor, timber flooring and radiator. The sitting/ dining room features double glazed bay window to front elevation, exposed timber flooring, gas fire place with black stone surround, a storage cupboard, wall lights and a radiator.

Kitchen/ breakfast room with sink unit and a range of wall and base storage units, gas cooker and gas fired combination boiler, there is plumbing for a dishwasher and washing machine and double-glazed window overlooking the rear garden. A lean-to structure with door leads to the rear garden.

First floor landing provides access to the loft space and leads to each of the bedrooms and the bathroom. Bedroom 1 benefits from a range of wardrobes and 2 double glazed windows to the front elevation with a radiator. Bedroom 2 with a double-glazed window overlooking the rear garden and radiator, Bedroom 3 with window overlooking the rear garden and radiator. The bathroom with panel bath and shower over, hand wash basin and wc.

Outside is a front garden laid with paving and shallow borders. To the rear is a generous garden with a terrace, lawn, timber fencing, shed and 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



Exceptional service in Cambridge and the surrounding villages

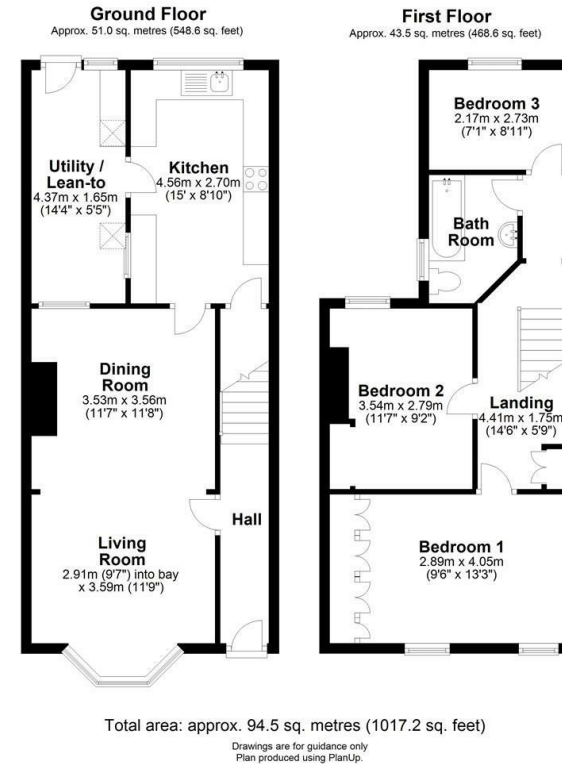
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Further Information

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
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