



Bush & Co.



154 Coldhams Lane, Cambridge, CB1 3HH

Guide Price £450,000 Freehold



Energy Rating Band D

154 Coldhams Lane is a well-proportioned semi-detached house, with well-planned accommodation over 2 floors measuring over 828 SQFT with double glazing and gas central heating throughout. There is a huge scope to extend, subject to the necessary consents.

In brief, the accommodation consists of: a wide entrance hallway, stairs rising to the first floor, and under-stair storage. The open plan living/dining room has dual aspect windows, a bay window to the front aspect, and glazed doors to the rear aspect. The kitchen has cabinets and drawers, ample work surfaces, space and plumbing for appliances, door to the rear garden.

The first-floor accommodation has 3 bedrooms, all off a central landing, with access to loft space. Bedroom 1 is a double, located to the rear of the property with built-in wardrobes. Bedroom 2 again is a double, with lovely views over green space and beyond. Bedroom 3 is a comfortable single. The bathroom has a bath with a shower attached, WC, hand wash basin, heated towel rail.

Outside, the property is set back from the road, behind a low brick wall. A pathway leads to the front door, with grassed areas to either side. There is a garage and space to the rear providing off-street parking. The large rear garden measures approximately 65 feet, with a patio area, and the remainder is laid to lawn. There are 2 storage sheds, on hard standing, a pathway leads to the garage. The double garage is accessed from Cromwell Road, has power and lighting connected, with electric roller door. The garage could easily be converted to create an annexe. There is a secure wooden gate giving rear access, and a further wooden gate gives access to the front of the home.

Coldham's Lane is conveniently situated on 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 Sainsbury's superstore, and further retail and leisure facilities are nearby at the Beehive Centre and retail park.



Exceptional service in Cambridge and the surrounding villages

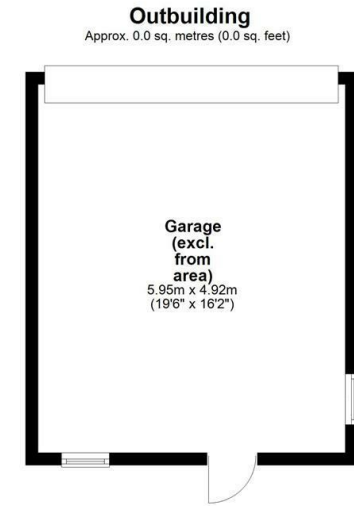
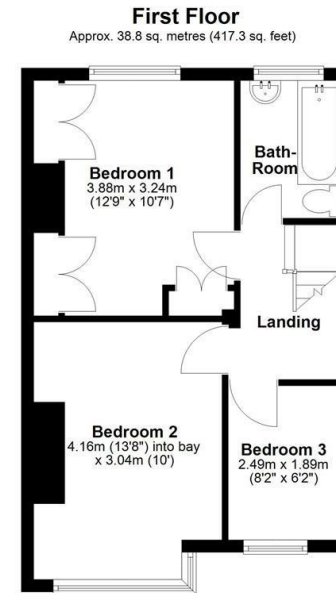
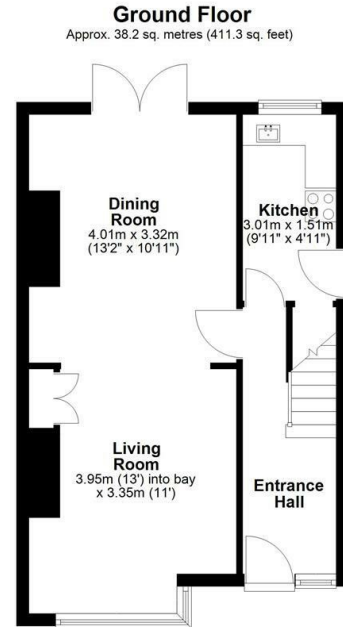
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Total area: approx. 77.0 sq. metres (828.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

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