



Graham Road, Cambridge  
**£230,000 Leasehold**

**Sharman  
Quinney**



# Key Features



Ask Agent Years remaining as of Ask Agent

£140.00 Ground Rent pcm

Review due: Ask Agent

£800.00 Service Charge pcm

Review due: Ask Agent

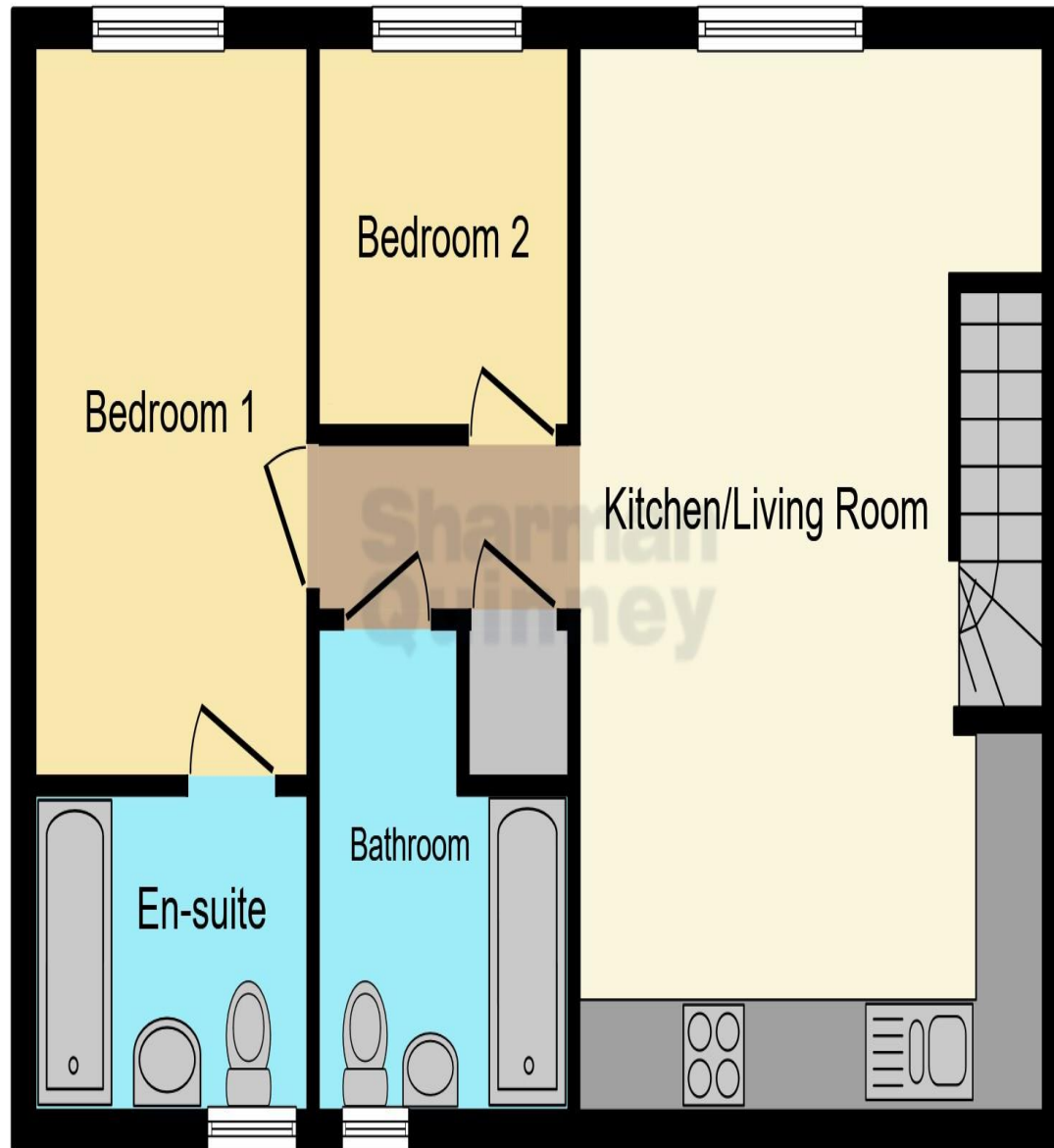
- Master en-suite
- Open plan kitchen / living area
- Single garage
- Enclosed rear garden
- Easy access to city centre





A well-presented and versatile two-bedroom coach house, ideal for first-time buyers, downsizers or investors. The property boasts a bright and airy open plan living and kitchen area, creating a welcoming space for everyday living. Within the kitchen area, you will also find integrated appliances and storage units throughout, ready for immediate use. The spacious main bedroom proves a calm and relaxing retreat, featuring space for bedroom furniture and a sleek en-suite shower room for added privacy and convenience. With plenty of natural light and tranquil space it combines style and practicality with equal measure. The second bedroom is a bright and adaptable space, ideal as a guest room, children's bedroom, or a dedicated home office. With its neutral tones and generous proportions, it can easily be tailored to suit your needs. Another standout feature of this home is a private and enclosed rear garden, rare for a coach house, this offers security and an outdoor area. A private garage is also located directly beneath the property, proving off street parking an additional storage space.





Kitchen / living room - 5.44m x 4.17m (17'8 x 13'6)  
 Bedroom one - 3.99m x 2.34m (13' x 7'6)  
 Bedroom two - 2.05m x 2.25m (6'7 x 7'3)  
 Bathroom - 2.61m x 2.25m (8'5 x 7'3)  
 En Suit

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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