

73 Golding Road
Cambridge, CB1 3RN
Offers over £550,000

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- 4 bed, 2.5 bath, 2 recep
- South-facing garden
- 1137 sqft / 105 sqm
- EPC - C/75
- Council tax band - C
- Residents parking

An extended home of 1137 sqft / 105 sqm, backing onto a communal green & an adjoining playpark, 5 minutes' walk from Ridgfield Primary & Coleridge Community College.

This nicely positioned house has been very well cared for & enjoys a quiet, near central city location, just over a mile from Cambridge Station & 1.7 miles from Addenbrooke's. The house offers versatility to suit individual purchaser's needs, though is particularly well suited to young families given the neighbourhood, close proximity to good schooling & an abundance of greenspace nearby.

The accommodation briefly comprises an entrance hall, finished with solid wood flooring which continues through to the various reception rooms & a cloakroom W.C. There is an open-plan living/dining room with an adjoining study area & a family room with a sliding door to the garden. The kitchen has been fitted with a modern range of units; integrated appliances include a double oven & an induction hob with extractor over.

There are 4 bedrooms, the fourth located on the ground floor & including an en suite shower room. The family bathroom features an illuminated mirror unit, coupled with his & hers wall hung basins, complemented by attractive tiling.





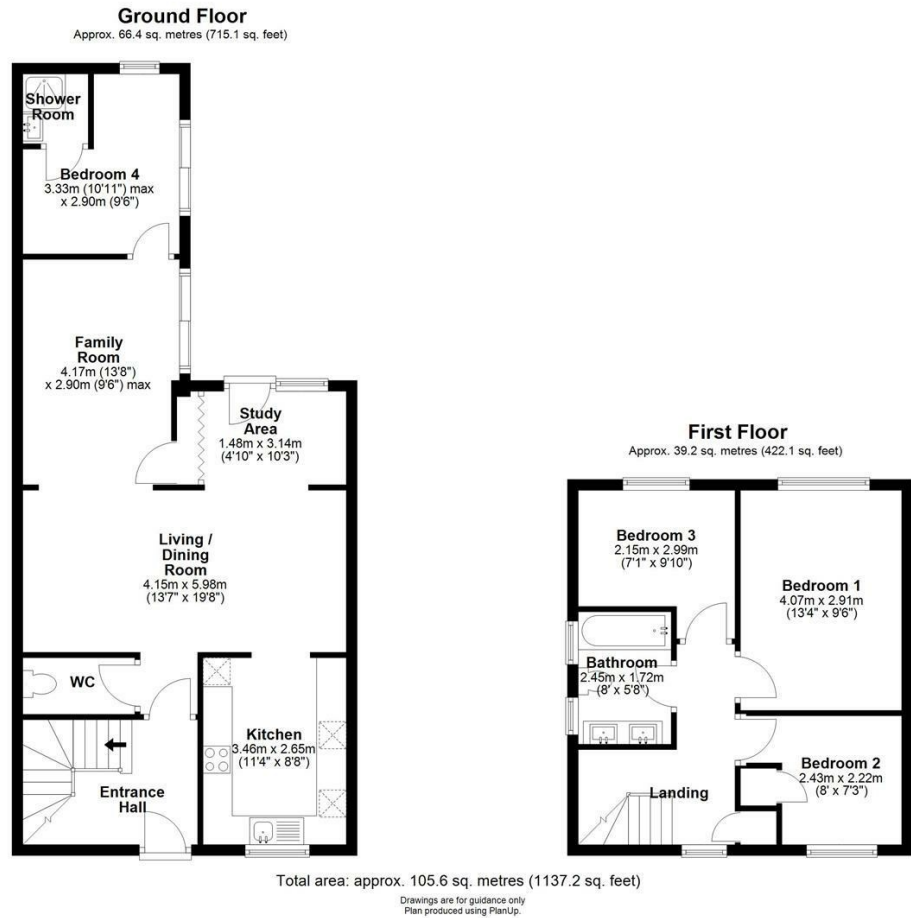
The landing provides access to a partially boarded loft & an airing cupboard.

Outside the garden has a raised decking area, a brick built storage shed & a secure gate opening onto the communal green.

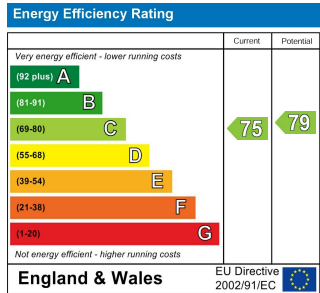
Golding Road is a popular residential location set just off Radegund Rd. The area is conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital & the City Centre.

The green spaces of Coldham's Common, Coleridge recreation & Cherry Hinton Hall Park offer extensive parkland & play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents & Balzano's deli. Schooling is available at the highly regarded Ridgefield Primary School with secondary provision at Coleridge Community College.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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