



**55 COLES ROAD, MILTON,
CAMBRIDGE, CB24 6BL**
Offers In Region Of £199,500



A ground floor two bedroom flat with a long private garden situated in this favoured location just north of the city.



Occupying a sought after position in the older part of Milton this vacant ground floor flat should appeal to first time buyers and investors alike. Available with no chain and while requiring some cosmetic updating the flat is competitively priced with an expected rental income of around £825-£850pcm.

Cambridge

104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon

19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham

Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket

16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

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SIDE ENTRANCE PORCH - With double glazed inner door.

ENTRANCE HALL - A long hallway accessing the majority of the accommodation plus a built in storage cupboard.

LIVING ROOM - With sliding patio doors opening to a balcony to the front of the property.

KITCHEN - A basic range of high and low level cupboard units with built in shelved storage and refitted boiler servicing the hot water and central heating system, a broad window looks down the long rear garden.

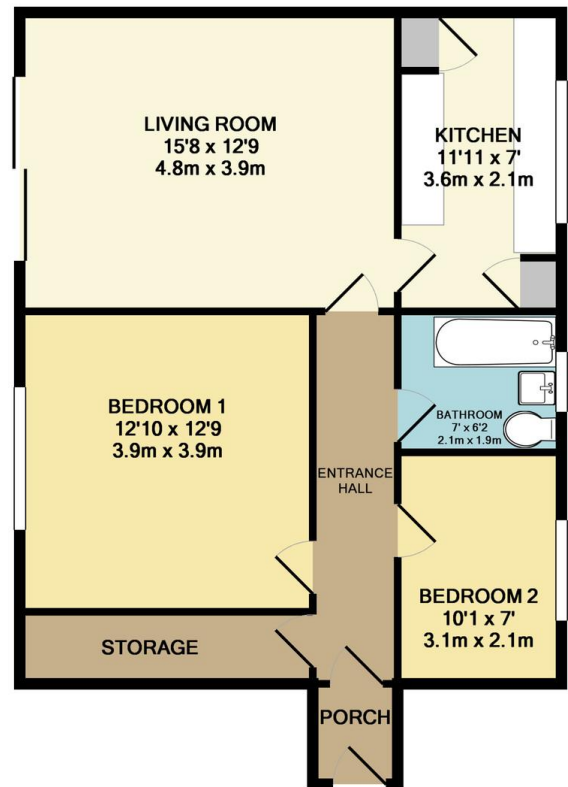
BEDROOM ONE - A good size double bedroom with broad front facing window.

BEDROOM TWO - Another double bedroom to the rear of the accommodation with broad window.

BATHROOM - A white suite comprising a panelled bath with period style mixer tap and shower attachment, low level WC, pedestal handbasin, frosted window to rear aspect.

OUTSIDE - An open and broad front garden is laid principally to lawn with two shrubs/trees. It is understood this particular flat owns the land directly in front of the sitting room as well as the garden on the far side of the pathway. An enclosed courtyard area surrounds the front porch with front and rear gates and a brick built workshop/store measuring approximately 7.88m deep x 9.35m max. wide (25'8 x 30'7"). Vehicular access to the side leads to a long rear garden with a pedestrian right of way access, measuring approximately 4.46m wide x 15.5m long (14'6" x 50'). A copy of the title is online as part of the photographs or available on request at Tylers Histon office.

NOTE - We understand the property owns a share of the freehold and is held on a 999 year lease.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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