



Coldhams Lane, Cambridge
CB1 3HN

Pocock + Shaw

228 Coldhams Lane
Cambridge
Cambridgeshire
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A three bedroom semi detached house enjoying a convenient location close to Coldhams Common and well placed for Addenbrookes Hospital

- Semi-detached house
- First floor shower room
- New roof fitted approximately 2 years ago
- Reception Room
- Sitting/ Dining Room
- Fitted Kitchen
- Cloakroom
- Driveway parking
- Good sized and sunny rear garden
- **No upward chain**

Guide Price £528,000



Coldhams Lane is conveniently placed for access all over Cambridge by bicycle, car or on foot. Addenbrooke's and the city centre are both a 10 minute cycle ride away and for those commuting further afield, junction 34 of the A14 is 2.5 miles away. The nearby Mill Road area is hugely popular for its variety of independent shops, pubs and restaurants. There is a Sainsburys supermarket 0.3 miles away on Brooks Road. Coldhams Lane is in the catchment area of St Philip's CofE aided primary school and Coleridge Community College.

The property has been a successful rental investment for the vendor over the years and should appeal to investors and homebuyers alike. The property, which has the benefit of a new roof (fitted approximately 2 years ago), offers well-proportioned accommodation, driveway parking and a good sized sunny rear garden.

Offered with no upward chain, the accommodation in detail comprises;

Ground Floor Part-glazed door to

Entrance Hallway with stairs to first floor, understair cupboard, coat hooks, large inset brush mat, door to front reception room (see later) and door to

Living/ Dining Room 16'5" x 12'6" (5.00 m x 3.82 m) with glazed door and full length glazed panel to rear garden, boarded fireplace with slate surround and hearth, radiator, ceiling mounted track spotlight system, cupboard with cupboard and coat hooks, built in adjustable shelving with cupboard below to one wall, laminate wood flooring, door to

Kitchen 12'3" x 8'6" (3.74 m x 2.59 m) with part- glazed door to side and window to rear, good range of white, high gloss fitted units, worksurfaces, tiles splash backs, built-in Lamona electric hob with oven below and extractor hood over, Beko washing machine and clothes dryer, integrated fridge/freezer, one and quarter bowl stainless steel sink unit and drainer, Viessmann gas combination boiler, radiator, recessed ceiling spotlights.

Cloakroom with window to side, WC with recessed shelf over, wash handbasin, radiator, extractor fan,

Front reception room 10'11" x 9'5" (3.33 m x 2.87 m) with bay window to front, cupboard with adjustable shelving over to one side of chimney breast, timber shelf to the other, laminate wood flooring

First Floor

Landing with loft access hatch, window to side, doors to

Bedroom 1 13'3" x 10'2" (4.03 m x 3.09 m) with window to front, double doors to walk-in wardrobe cupboard with window to front, light, shelf and clothes hanging rail, radiator

Bedroom 2 15'6" x 11'11" (4.73 m x 3.63 m) with window to rear offering views to garden, radiator, recessed ceiling spotlights

Bedroom 3 11'3" x 7'3" (3.44 m x 2.21 m) with window to rear, radiator

Shower room with window to side, WC with recessed shelf behind, wash handbasin, large shower cubicle with Aqualisa chrome shower unit, mermaid board surround and glass sliding door, heated towel rail, extractor fan, recessed ceiling spotlights

Outside Low maintenance front garden area set behind a timber picket fence. Adjacent driveway providing off road parking for one vehicle. Pathway to side which (via a secured timber gate) leads onto the;

Rear Garden (27m approx) Large south/ westerly facing rear garden with paved area adjacent to the rear of the property, glass canopy over glazed door to sitting/dining room, outside light and tap. The rest of the garden is mainly laid to lawn with mature borders and hedging.

Services All mains services

Tenure The property is Freehold

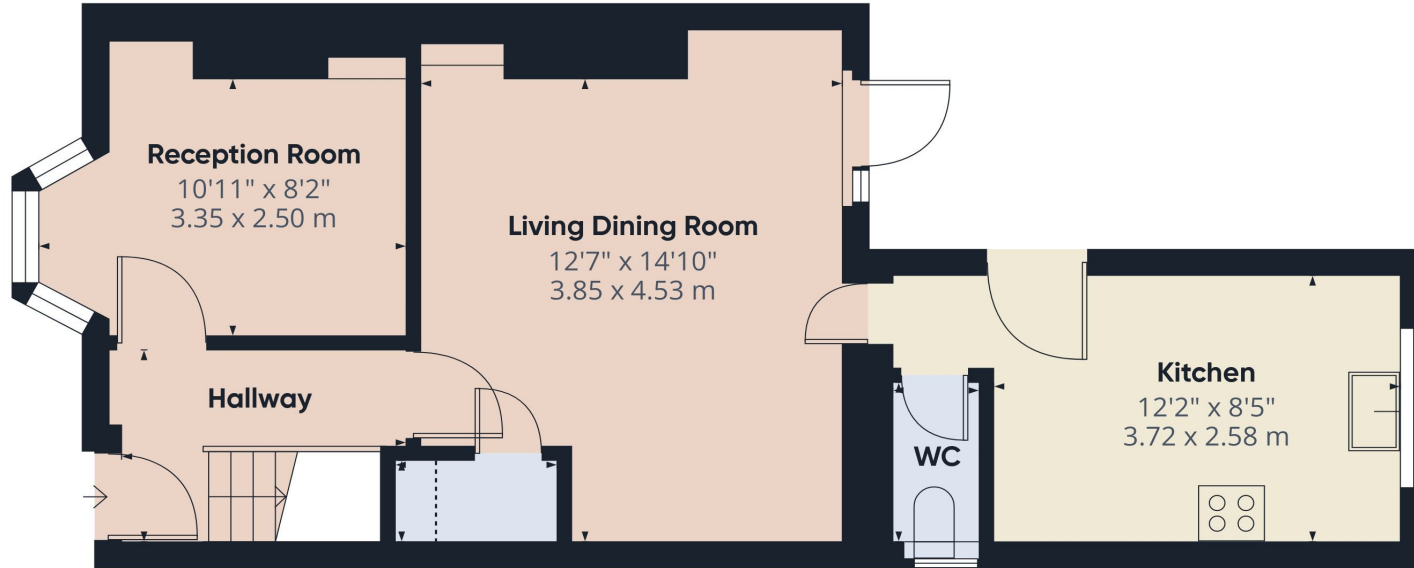
Council Tax Band D

Viewing By arrangement with Pocock + Shaw





228 Coldhams Lane, Cambridge



Approximate total area

920 ft²
85.6 m²

Reduced headroom

3 ft²
0.3 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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