



134 Coleridge Road, Cambridge, CB1 3PR  
Guide Price £850,000 Freehold



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**134 COLERIDGE ROAD OFFERS AN EXCITING OPPORTUNITY TO PURCHASE A 7-BEDROOM INVESTMENT PROPERTY CLOSE TO MILL ROAD, CAMBRIDGE STATION AND ADDENBROOKE'S HOSPITAL. CURRENTLY GENERATING GROSS ANNUAL YIELDS OF 8.19%, THIS IS A SOLID ON-GOING INVESTMENT WITH A FULL LETTING'S HISTORY.**

- Excellent location close to Cambridge Station and the city centre
- Close to a wide range of amenities
- Good investment opportunity producing good gross yields
- Fully HMO Licensed

7 double bedrooms (4 with ensuite facilities) – large fully equipped kitchen / breakfast room – communal living room – utility room – entrance hall – WC – shower room - off-street parking – rear garden with seating area and bicycle storage

This large, comfortable and well-kept semi-detached house has a long history as a quality HMO residence, situated in a pleasant residential area in between Cherry Hinton Road and Mill Road, close to a wide range of facilities and Addenbrooke's Hospital / Biomedical Campus.

The ground floor comprises a large reception hall, a modern and well-equipped kitchen with ample storage space, extensive working surfaces and dining area with breakfast bar. There are three double bedrooms, all with ensuite shower rooms, a communal living room with ensuite shower room and a utility room and WC off an inner hallway.

The first-floor landing leads to three large double bedrooms, two with ensuite shower rooms. There is a separate shower room off the landing area.

The second floor comprises two large double bedrooms.

Outside, there is a private rear garden providing a seating area and bicycle storage.

#### **Location**

Coleridge Road is very well placed for both the railway station and Addenbrooke's Hospital. There is local shopping and amenities nearby including a leisure park with cinema complex, restaurants, bars, convenience stores and a library on Rock Road. There is primary schooling at Morley Memorial School and secondary schooling, private schooling and sixth form colleges within the vicinity.

#### **Agent's Note**

HMO licences are no longer transferable – The purchaser of the property will need to reapply for the licence  
There is currently a management company in place managing the maintenance and cleaning of the property who would be happy to continue.

#### **Tenure**

Freehold

#### **Services**

All mains services connected.  
Gas radiator central heating system

#### **Statutory Authorities**

Cambridge City Council.  
Council Tax Band - D

#### **Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

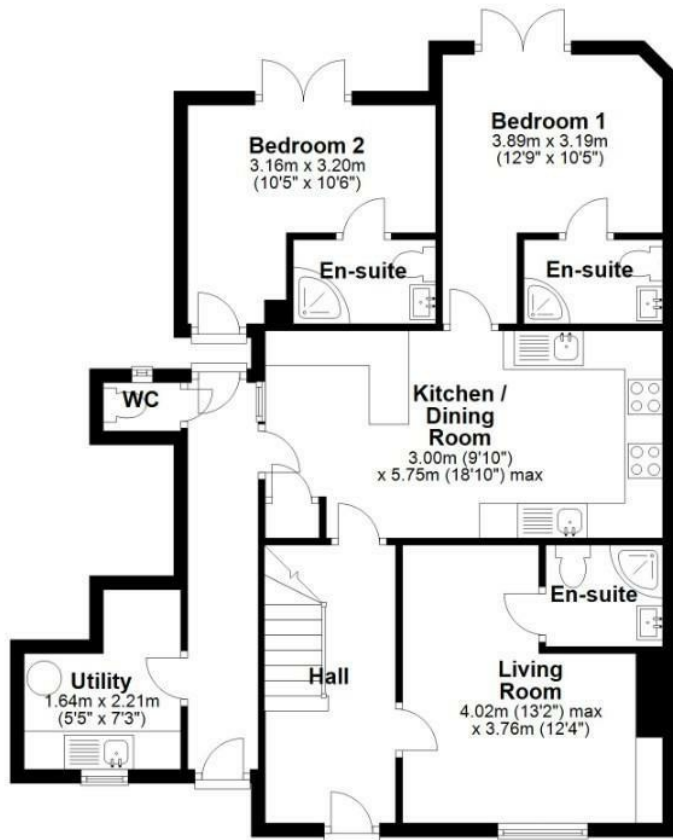
#### **Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



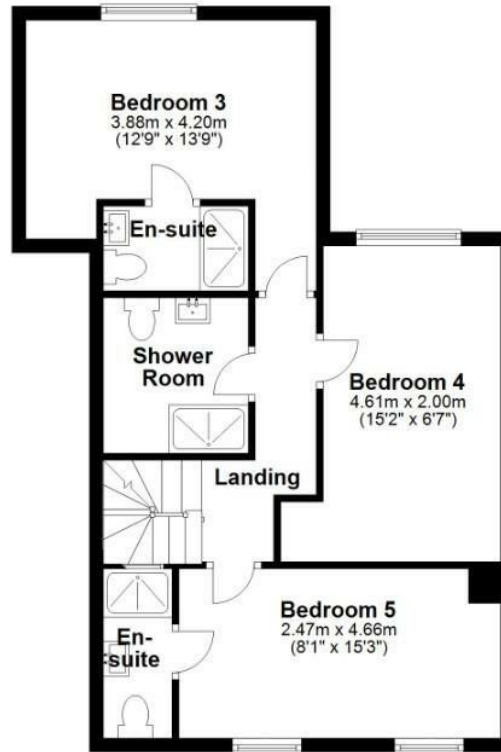
### Ground Floor

Approx. 76.2 sq. metres (820.7 sq. feet)



### First Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



### Second Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 162.6 sq. metres (1749.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



