



306 Coldhams Lane, Cambridge, CB1 3HN
Guide Price £550,000 Freehold



rah.co.uk
01223 323130

A GREATLY IMPROVED 1950'S DETACHED HOUSE PROVIDING FLEXIBLE ACCOMMODATION, DRIVEWAY PARKING AND A WEST-FACING REAR GARDEN IN ROMSEY TOWN.

- 932 sqft / 86 sqm
- 3/4 bedrooms, 1 reception, 2 bath
- Driveway parking
- Plot size - 0.05 acres
- EPC - D / 61
- 1950's detached house
- Open plan kitchen/dining room
- Gas central heating system to radiators
- No onward chain
- Improved insulation and updated accommodation

This 3/4 bedroom detached house on Coldham's Lane has been extensively modernised throughout and improved by external insulation render to help energy efficiency.

The property is immaculately presented, benefits from a high degree of natural light and offers a flexible ground floor layout.

The property is approached via a neat block paved driveway, which provides off-street parking. There is gated side access to the rear garden and a timber porch providing cover to the entrance door.

The accommodation comprises an enclosed lobby with staircase leading to the first-floor level and access to a modern and well-equipped kitchen/dining room with a range of integrated appliances and access to the side passage. An inner hallway leads to a reception room with an ensuite shower room and a rear living room with glazed double doors opening to the rear garden.

Upstairs, the first-floor landing leads to a family bathroom and three spacious bedrooms.

Outside, the rear garden is fully enclosed and predominately laid to lawn with a paved patio area and timber storage shed.

Location

The property is situated in the fashionable Romsey Town area of Cambridge. There is a local shop on Vinery Way with a Sainsbury's superstore approximately 0.25 miles away on Brooks Road, whilst the Beehive Centre, Addenbrooke's Hospital, the railway station and the city centre, are all within easy cycling distance. Mill Road with its a wide variety of independent shops, cafés and restaurants is also easily reachable. Schooling is available at St Philip's Primary School (Ofsted rating 'Good') with secondary schooling at Coleridge Community College.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

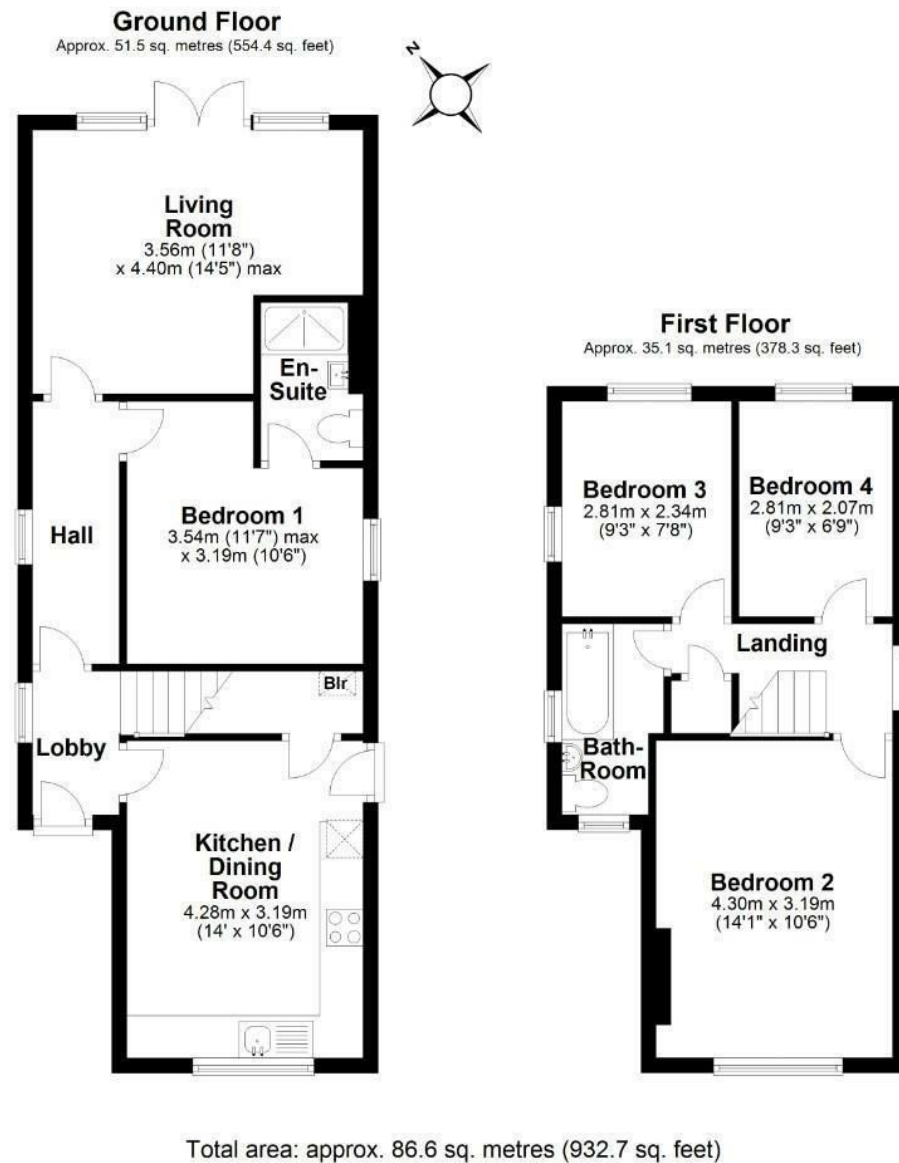
Fixtures and Fittings

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

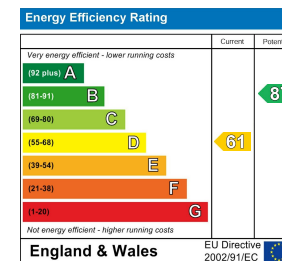
Viewing

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





Drawings are for guidance only
Plan produced using PlanUp.



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.

