



26 Golding Road, Cambridge, CB1 3RP  
Guide Price £495,000 Freehold



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**A SMART AND EXTENDED HOME OF 1000 SQFT / 92 SQM, SITUATED IN A PEACEFUL CUL-DE-SAC ON THIS LEAFY DEVELOPMENT JUST EAST OF COLERIDGE RECREATION GROUND, CLOSE TO ADDENBROOKE'S AND THE STATION.**

- Well-proportioned 3-bedroom house
- Private rear garden
- Parking available
- Close to Coleridge Recreation Ground and a communal green
- Excellent local schooling
- 1000 sqft / 92 sqm

This well-proportioned mid-terraced house enjoys a peaceful position in this pleasant cul-de-sac, looking out onto a communal green area and situated just over a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The accommodation briefly comprises a ground-floor bedroom and a delightful open-plan kitchen / dining / living room, which has been finished with attractive flooring and inset spotlights; the dining area has two Velux windows and a set of double doors to the private rear garden. The kitchen itself has an island and is fitted with a range of base and eye-level units. There is space for freestanding appliances. There is also a cloakroom W.C. and a separate utility room with additional units and space/plumbing for appliances.

Upstairs are the remaining two bedrooms, both of which are sizable doubles. There is also a refitted bathroom and separate W.C. fitted with modern white suites.

Outside, there is plenty of parking on a first come, first served basis. The front of the property is set back behind a small walled garden, which has been stocked with a number of shrubs. The rear garden has been decked and shingled for ease of maintenance and is incredibly private. There is a useful brick-built store and a secure gate leading to the parking area.

**Location**

Golding Road is very well placed for both Cambridge Railway Station and Addenbrooke's Hospital and the Biomedical Campus. There is local shopping and amenities nearby on Mill Road and Cherry Hinton Road including a leisure park with cinema complex, restaurants, bars, convenience stores and a library on Rock Road. The city centre is also within easy reach.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

**Fixtures and Fittings**

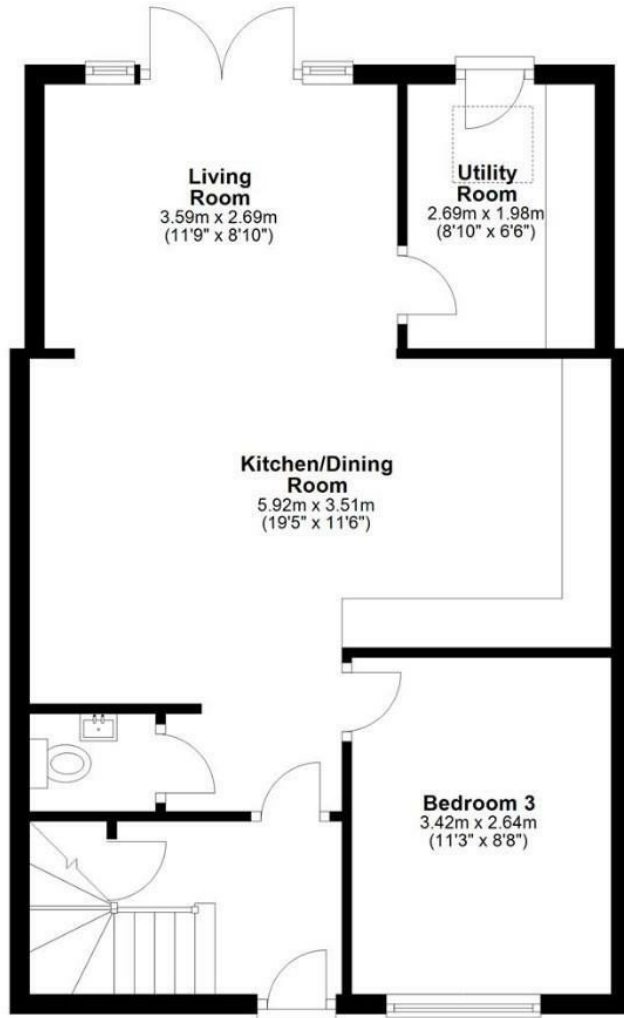
The custom fitted blinds in all bedrooms are included in the sale. Unless specifically mentioned in these particulars, all other fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

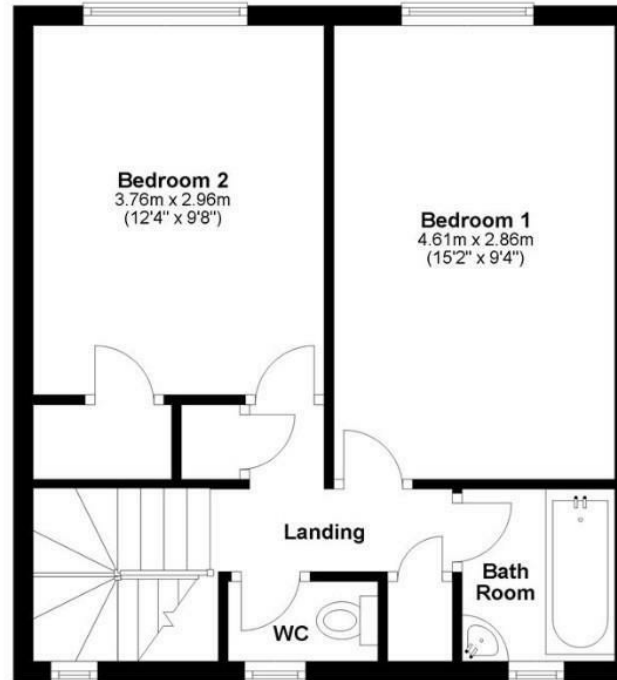
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



Approx. gross internal floor area 92 sqm (1000 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	73	
(69-80)	C		
(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.

