



Coldhams Lane, Cambridge, CB1 3JL

CHEFFINS

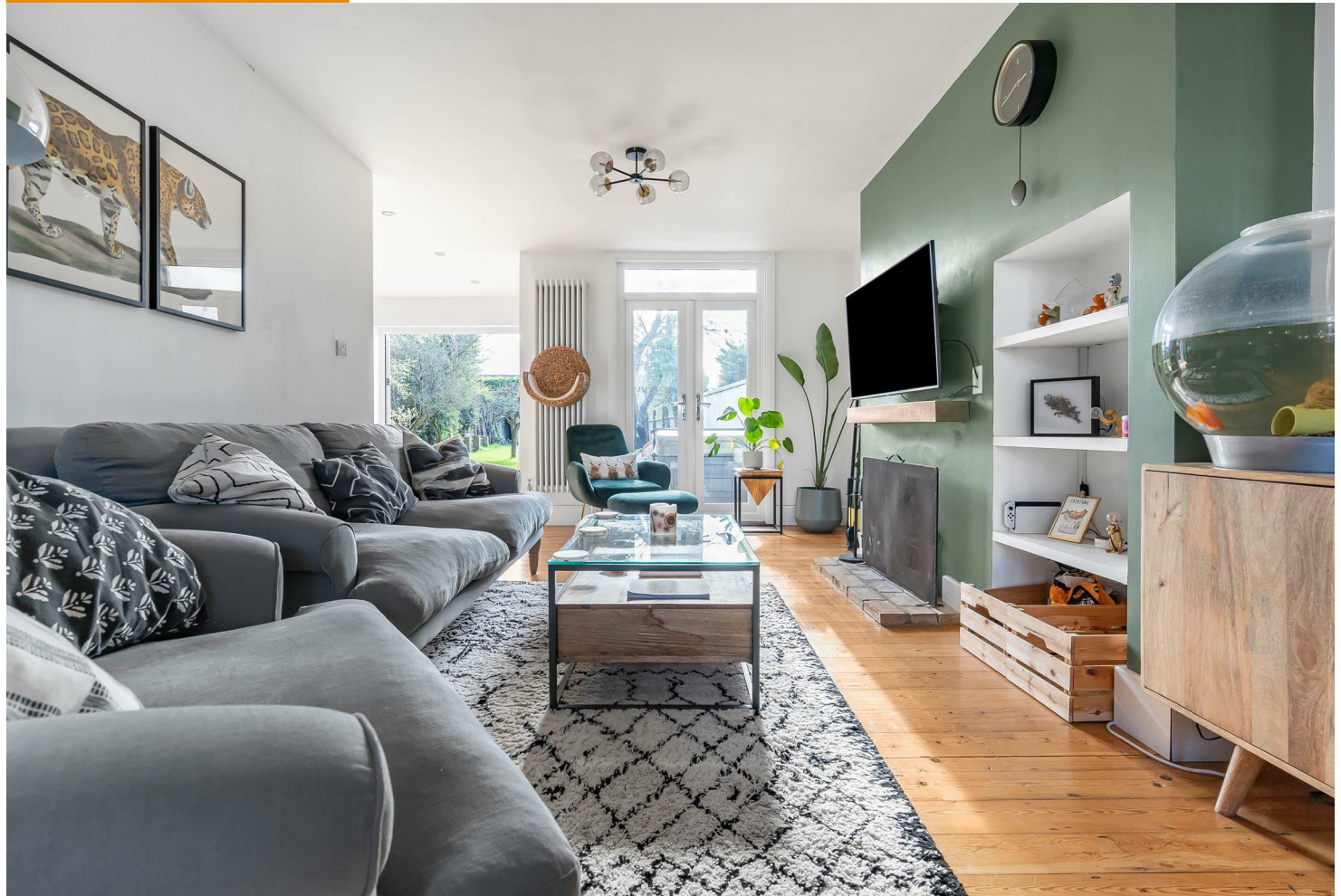
Coldhams Lane

Cambridge,
CB1 3JL

An immaculately presented three bedroom 1930's semi-detached property extending to approximately 1157sqft and arranged over two floors. The property further benefits from a generous rear garden and off-road parking for multiple vehicles and is conveniently located for a wealth of local amenities including Addenbrookes Biomedical Campus and ARM, as well as transport links including Cambridge station and the A14.

3 1 1

Guide Price £595,000





LOCATION

Coldhams Lane offers a highly convenient location in east Cambridge, within the popular Cherry Hinton/Romsey area. Frequent bus services (including Citi 2 and others) run along the lane, connecting swiftly to the city centre (about 1.5–2 miles), Cambridge Railway Station (10–15 minutes by bus or bike), Addenbrooke's, and the A14 for wider commuting. Daily essentials are close by, with Sainsbury's, retail parks, local shops, and gyms. Coldham's Common provides extensive green space for walking, cycling, and recreation just moments away.

FRONT DOOR

leading into:

ENTRANCE HALL

with radiator, wall panelling, understairs storage cupboard, access into various rooms.

DOWNSTAIRS W C

with tiled flooring, low level w.c., wash hand basin, downlighter.

SITTING/DINING ROOM

Sitting Room with timber flooring, feature open fireplace with timber mantelpiece and brick hearth, upvc doors leading out onto rear garden and decking area, radiator, downlighter, inset storage shelves. Dining Room with upvc double glazed windows overlooking the front of the property, timber flooring, downlighter.

KITCHEN

with timber flooring, a range of soft closing floor and wall units as well as pan drawers, quartz worktops, Kitchen Island with breakfast bar and wine cooler fridge, butler style sink with mixer tap, AEG 4 ring induction hob with extractor fan and quartz splashback, integrated Samsung oven, integrated Bosch dishwasher, integrated AEG washer/dryer machine, space for American style fridge/freezer, dual

aspect upvc windows overlooking rear garden and side of the property as well as further Velux windows allowing additional light, inset LED spotlights, upvc double glazed doors leading out onto rear garden and decking area.

STUDY/BEDROOM 4

with wood effect laminate flooring, dual aspect upvc double glazed windows overlooking the front and side of the property, radiator, downlighter, cupboard housing electricity meter and fuse box, coat hanging rail.

ON THE FIRST FLOOR

LANDING

carpeted, upvc double glazed frosted window overlooking side of the property, access into loft and various rooms.

PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking front of the property, radiator, downlighter, picture rail.

BEDROOM 2

carpeted, upvc double glazed window overlooking rear of the property, radiator, downlighter.

BEDROOM 3

carpeted, upvc double glazed windows overlooking front of the property, radiator, downlighter.

BATHROOM

with tiled flooring, upvc double glazed window overlooking rear of the property, part tiled walls, 4 piece suite including bath, low level w.c., wash hand basin with storage drawers beneath, walk-in tiled shower, LED spotlights, extractor fan.

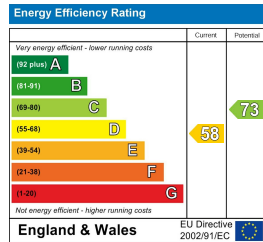
OUTSIDE

The property is approached via gravel driveway offering off-road parking for multiple vehicles. Front garden is partially enclosed with hedging and access gate to the side leading to the rear garden. Steps up to front door.

Rear garden which is south facing with decking area perfect for outside seating and al fresco dining. The rear garden is predominantly laid to lawn and fully enclosed via wall and timber fencing. There are a variety of trees. Large timber storage shed and timber log store.







Guide Price £595,000

Tenure - Freehold

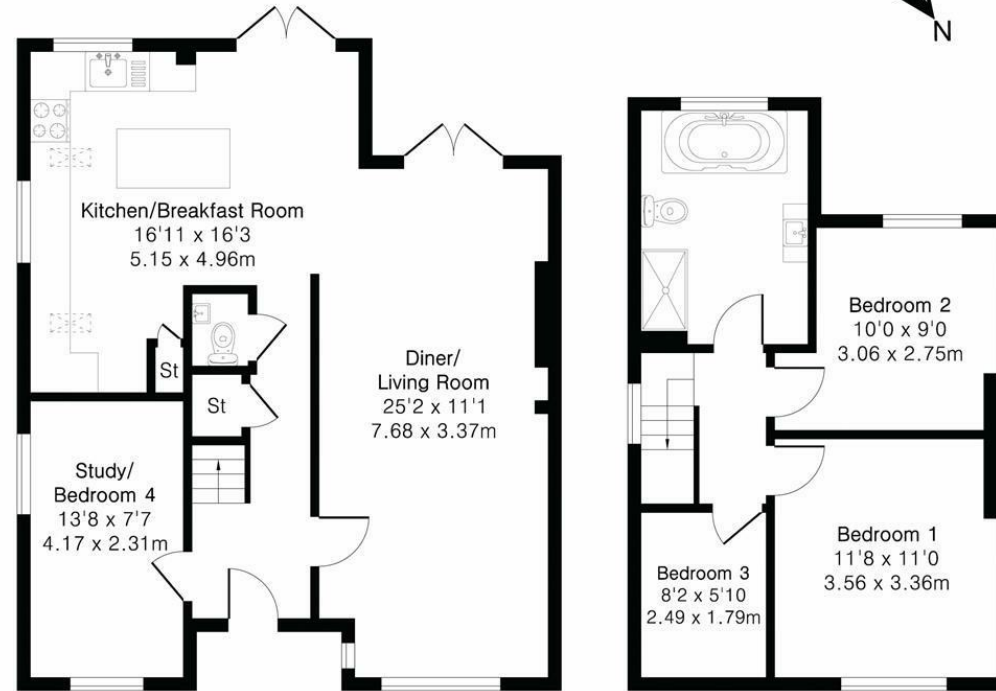
Council Tax Band - C

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1157 sq ft - 108 sq m

Ground Floor Area 716 sq ft - 67 sq m

First Floor Area 441 sq ft - 41 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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