Coldhams Lane, Cambridge, CB1 3HY

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Cambridge,
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Guide Price £450,000

A well presented three bedroom terraced property extending to approximately 953sqft and arranged over two floors offered with NO ONWARDS CHAIN. The property further benefits from off-road parking, a generous rear garden and double garage and is located close to local amenities and transport links.

LOCATION

Coldhams Lane is a well-connected and highly convenient location on the eastern side of Cambridge, offering easy access to a wide range of everyday amenities. The area is served by supermarkets, local shops, cafés, schools and leisure facilities, including the nearby Cambridge Retail Park and Coldham's Common, providing excellent opportunities for recreation. Cambridge city centre is within easy cycling distance, while Cambridge Railway Station offers regular services to London King's Cross and Liverpool Street. The property also benefits from excellent road links via the A14 and M11, making it ideal for commuters. Addenbrooke's Hospital, the Cambridge Biomedical Campus and several business parks are all readily accessible.

UPVC DOUBLE GLAZED FRONT DOOR
leading into:

ENTRANCE HALLWAY
with laminate wood effect flooring, radiator, downlight, coat hanging hooks, boiler, understairs storage cupboard with shelving, electricity meter and fuse box, light, coat hanging hook, stairs to first floor and access into various rooms.

SITTING ROOM
with wood effect laminate flooring, upvc double glazed bay style window overlooking front of the property, radiator, downlight. Door into:

DINING ROOM
with wood effect laminate flooring, downlight, sliding door into Conservatory.

KITCHEN
with a range of floor and wall units with laminate wood effect worktop, integrated Becko oven with 4 ring Becko induction hob and extractor fan, stainless steel one and a half sink and drainer with mixer tap, laminate stone effect splashback, radiator, part tiled walls and wood effect laminate flooring, upvc double glazed window overlooking rear garden and upvc double glazed door leading out to the rear garden, downlight, overhead storage cupboard.

CONSERVATORY
carpeted, radiator, space and plumbing for washing machine, windows overlooking rear garden, downlight, doors leading out onto the rear garden.

ON THE FIRST FLOOR

LANDING
carpeted, access into loft space, storage cupboard with shelving and access into various rooms.

PRINCIPAL BEDROOM
with wood effect laminate flooring, upvc double glazed window overlooking the rear garden, radiator, downlight.

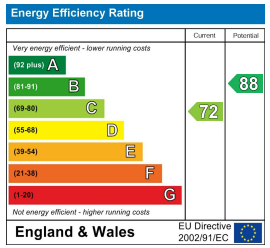
BEDROOM 2
with wood effect laminate flooring, upvc double glazed window overlooking front of the property, radiator, downlight.

BEDROOM 3
with wood effect laminate flooring, upvc double glazed window overlooking front of the property, downlight, coat hanging hooks, overstairs storage cupboard with hanging rail, further overhead storage cupboard.

BATHROOM
with wood effect laminate flooring, three piece suite comprising bath with shower over, low level w.c., wash hand basin with soft close storage drawers beneath, upvc double glazed frosted window overlooking rear garden, heated towel rail, wood effect laminate flooring, downlight, extractor fan, overhead storage cupboard, tiled walls.

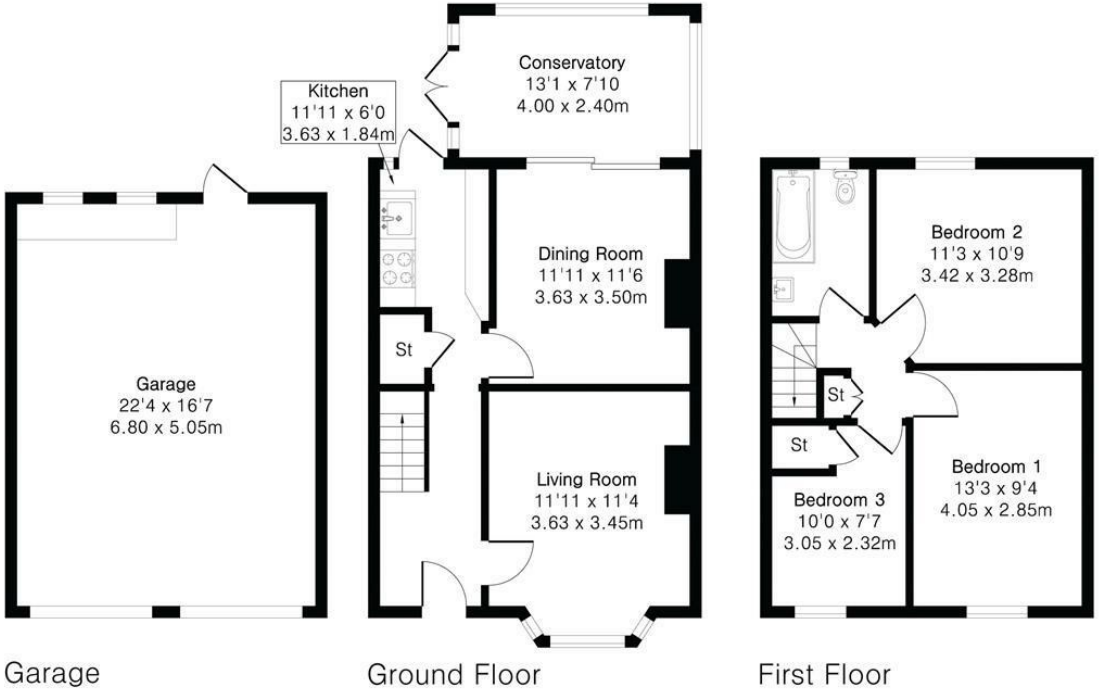
OUTSIDE
The property is approached via pathway leading to brick paved driveway offering off-road parking. The front is partially enclosed via concrete post and timber fencing as well as a wall on the other side. Borders containing a variety of shrubs and trees.

Outside water tap, steps down to a terrace area which is perfect for outside seating and al fresco dining. The rear garden is predominantly laid to lawn with borders containing a variety of trees including fruit trees and is fully enclosed via concrete post and timber fencing to one side and wire fencing to the other. There is a timber storage shed and personal door into DOUBLE GARAGE with light and power, work benches, two up and over doors, concrete base.



Approximate Gross Internal Area 953 sq ft - 89 sq m (Excluding Garage)

Ground Floor Area 536 sq ft – 50 sq m
First Floor Area 417 sq ft – 39 sq m
Garage Area 370 sq ft – 34 sq m



Guide Price £450,000
Tenure - Freehold
Council Tax Band - C
Local Authority - Cambridge City Council

PINKPLAN

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

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