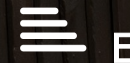




188 Perne Road
Cambridge, CB1 3NX

Guide price £625,000



188 Perne Road

Cambridge, CB1 3NX

- 3 bed, 3 recep, 1.5 bath
- 364 sqm / 0.09 acre plot
- Excellent local schooling
- Close to Addenbrooke's and Cambridge Station
- Scope to extend (STPP)

An attractive 1930's bay-fronted home with driveway parking and a garage, enjoying beautifully tended front and rear gardens and a convenient position in this popular Coleridge neighbourhood.

This 1930's semi-detached house has served as a family home for 9 years and enjoys a convenient position in the heart of Coleridge. On the ground floor is an entrance hall with space for coats and footwear, understair storage and access to a cloakroom W.C. There are 3 reception rooms including a bay-fronted living room and a dining room with access to a double glazed conservatory. The kitchen has a comprehensive range of units, has various integrated appliances and an adjoining utility room with space and plumbing for additional appliances.

Upstairs are three bedrooms and a family bathroom, coupled with a separate W.C. There is a large loft which offers exciting scope to extend, subject to planning permission.

Outside the front of the property has driveway parking and is partially enclosed by a picket fence. Double side gates lead to a garage





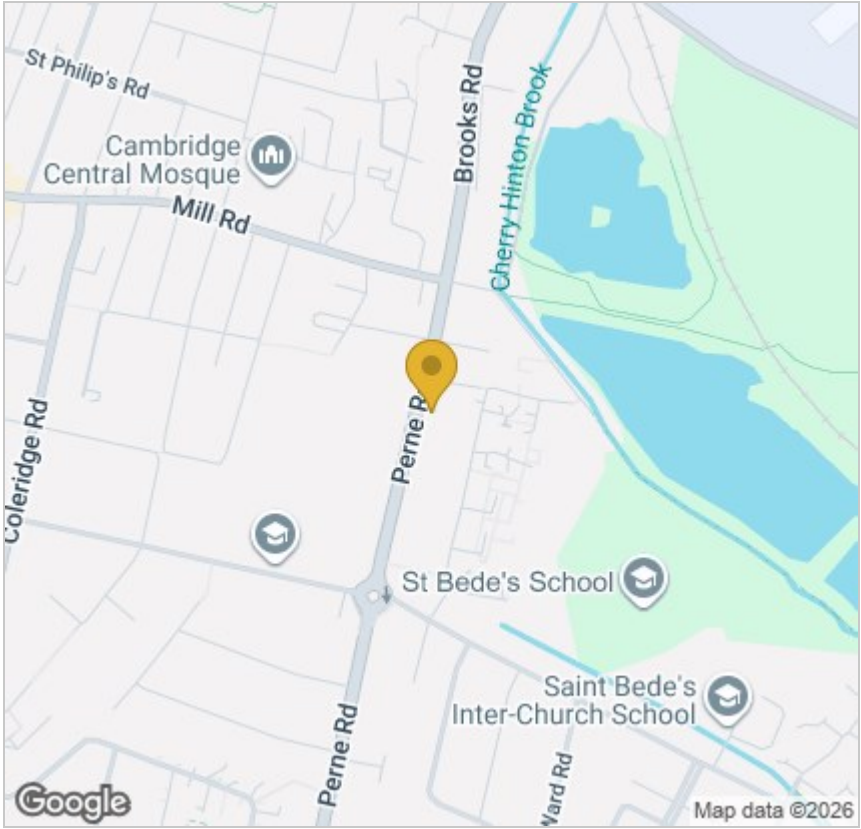
and a private rear garden offering a variety of shrubs, bushes, roses and trees. There is a paved terrace immediately adjacent to the house itself and a pathway leading to the side of the garage to a further paved patio area behind the garage.

Perne Road is well placed for access to a wide range of facilities, Addenbrooke's, Arm Ltd & the City Centre. Coldham's Common, Coleridge rec & Cherry Hinton Hall Park offer extensive parkland & play areas. There are also amenities nearby including a Co-op, petrol station, chemist, newsagents & Balzano's deli.

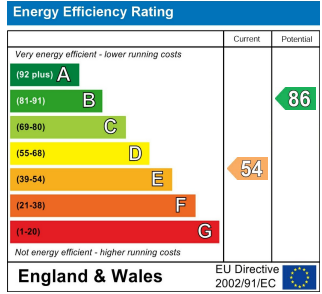
Schooling includes St Bede's Inter-Church School, Coleridge Community College & Netherhall incorporating the Oaks sixth form. Hills Road & Long Road Sixth forms, & Ridgefield Primary are also nearby.

Agent's Note: There are architectural plans available, please contact Gray & Toynbee for further details.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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