



Bush & Co.

120 Coleridge Road, Cambridge - Guide Price £475,000

Coleridge Road is a popular location to the south of the city centre between Mill Road and Cherry Hinton Road. The location allows convenient and easy access to local amenities and the favoured Romsey Town. Romsey Town has a unique atmosphere and offers many facilities including a wide range of independent retail shops and services, a number of parks and well regarded schooling for most ages. The city centre is just over 1 mile away and the Addenbrooke's Hospital Biomedical Campus less than 2 miles. The railway station, with direct trains to London in around 45 minutes, can be easily reached with just a 10 minute walk making this ideal for commuters.

The property is a Laing Easiform concrete construction semi-detached house built in the 1950's and requiring full modernisation. There is a large plot allowing significant scope for extension and improvement. Sold with the advantage of no upward chain.

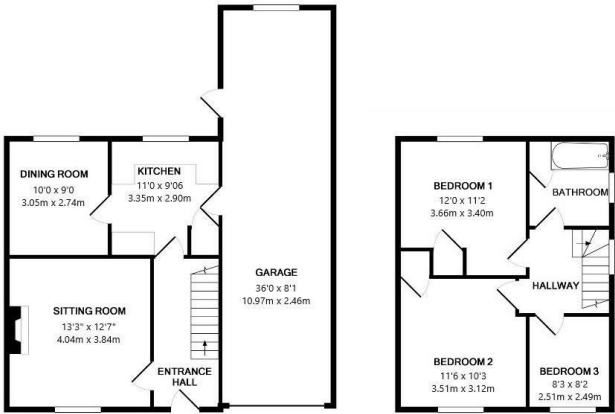
IMPORTANT NOTICE

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

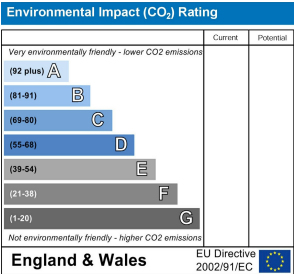
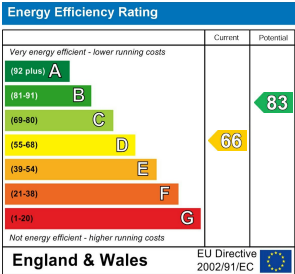
The entrance door leads to a hallway with stairs to the first floor. The sitting is at the front and there is a separate dining room to the rear. The kitchen has a door leading to the garage, located at the side.

On the first floor there is a landing with doors to all rooms. There are three bedrooms, which include two well proportioned double rooms and single room, as well as a three piece bathroom.

Outside - There is an enclosed lawned frontage with a block pavior driveway which provides access to the double length attached garage, located at the side. The long westerly facing rear garden is approximately 75ft in length and mainly lawned.



Total Area : 893 sq ft ... 83 sq m



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