



10 Coldhams Place
Cambridge, CB1 3HE

Offers over £700,000



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- Peaceful cul-de-sac position
- Allocated parking & visitors' spaces
- Modern Townhouse built in 2020
- Close to Cambridge Station

A modern end-of-terraced home of 1353 sqft / 125 sqm with a south-facing garden & driveway parking, forming part of this select scheme of family homes, close to the heart of Romsey Town.

The ground floor live space has been thoughtfully designed with open-plan modern living in mind, benefits from a dual aspect & a large skylight over the living room area. The kitchen has been fitted with a stylish range of units & includes various integrated appliances. Bi-folding doors lead to the rear garden and there is a useful cloakroom W.C. The study has served as a guest bedroom & offers a degree of versatility to suit individual purchaser's needs.

Upstairs, the accommodation is arranged over 2 floors, the first housing 2 bedrooms & the main bathroom. The principal bedroom is located on the second floor & has the added benefit of an en suite shower room, coupled with a walk-in wardrobe.

Outside, the property is set well back from Coldham's Lane via a private residents driveway. There is driveway parking & visitors parking on a first-come, first-served basis.





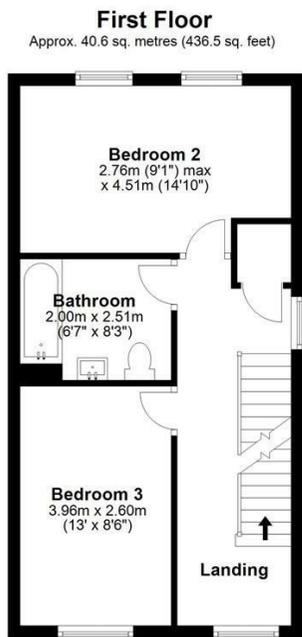
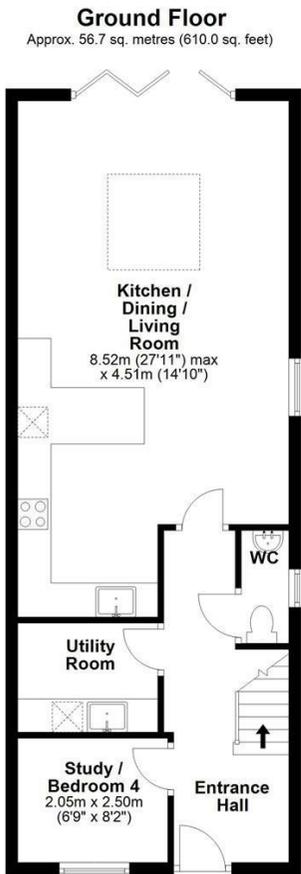
The south-facing rear garden has a useful storage shed & offers a superb degree of privacy. There is a well-tended lawned area & a paved terrace, well suited for alfresco dining in the warmer months. There is a service charge which is £150 for the year.

Coldhams place is a select development of just 14 dwellings, conveniently situated just off Coldhams Lane, a few minutes cycle from Mill Road & just 1.4 miles from Cambridge Station.

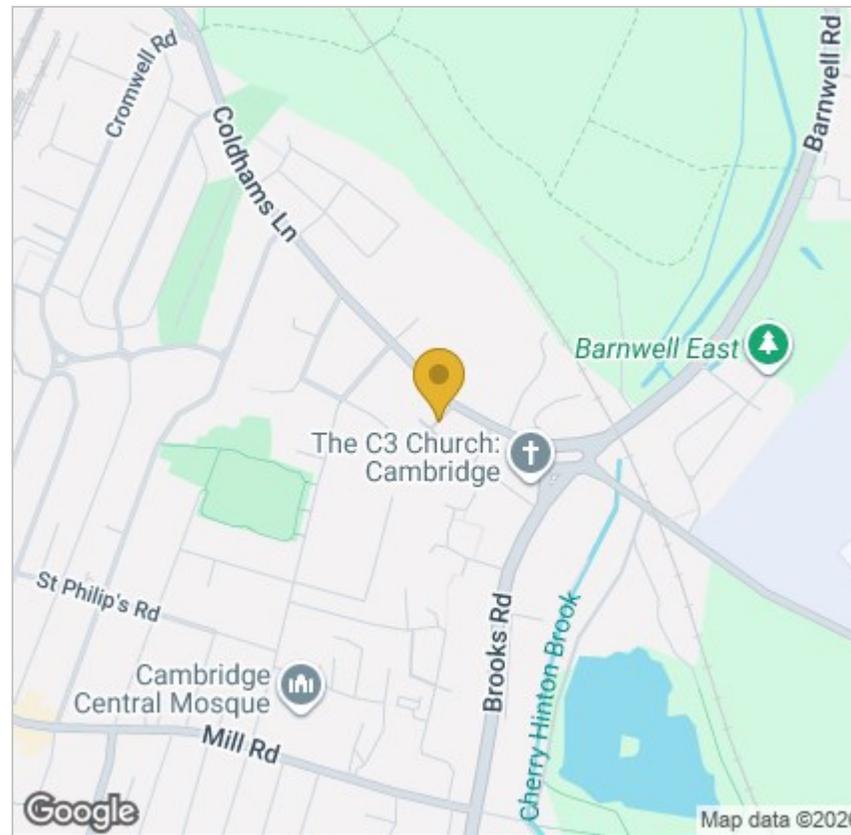
Mill Road offers a wealth of independent shops, cafés & facilities & allows easy access to the City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities.

Arm Headquarters, Addenbrooke's & the biomedical campus are both within easy reach, located just over 2 miles from the property.

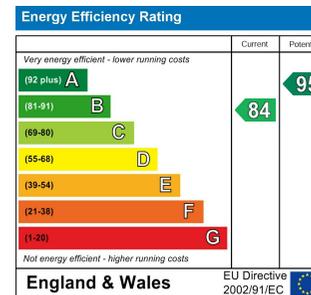




Total area: approx. 125.7 sq. metres (1353.4 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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