



Coldhams Lane, Cambridge, CB1 3HH



## Coldhams Lane

Cambridge,  
CB1 3HH

A substantial, much improved and extended, mid-terrace townhouse, providing versatile and cleverly designed accommodation, arranged over two floors. The property also has the benefit of a generous and long rear garden and block paved, courtyard-style area to front, providing off-street parking and shared passageway to side, providing gated access into the rear garden.

### LOCATION

The property occupies a prominent and most convenient position in Coldhams Lane situated just east of the city centre, and provides excellent transport links via bus routes and nearby Cambridge railway station. The area is close to retail parks, supermarkets, and local amenities, including schools and healthcare facilities. With easy access to green spaces like Coldham's Common and the River Cam, and close proximity to both the city centre and major roads such as the A14 and M11.

4 2 1

Guide Price £595,000





**UPVC PANELLED AND FROSTED DOUBLE GLAZED ENTRANCE DOOR** leading into:

### ENTRANCE HALLWAY

staircase rising to the first floor with double panelled radiator, double glazed and frosted window to the front.

### LIVING/DINING ROOM

coved ceiling, feature fireplace with wooden mantel and surround, marble hearth currently fitted with electric fire, double panelled radiator, access to understairs storage cupboard, upvc double glazed window to the front.

### KITCHEN/BREAKFAST ROOM

fitted with a range of cabinets and drawers with rolltop working surfaces with tiling to splashbacks, inset single drainer stainless steel sink unit with mixer tap, wall mounted Vaillant gas fired boiler providing domestic hot water and central heating system, upvc panelled and frosted double glazed door leading to outside, double glazed sliding door to the rear, double panelled radiator.

### INNER HALLWAY

shelved pantry cupboard with extractor fan.

### BATHROOM

fitted with white three piece suite comprising of a panelled bath with mixer/shower tap, low level w.c. and pedestal wash hand basin, part tiled walls, radiator, upvc double glazed and frosted window to the rear.

### ON THE FIRST FLOOR

### LANDING

double cupboard with shelving, access to loft space.

### BEDROOM 1

fitted wardrobe cupboard, double panelled radiator, a pair of upvc double glazed windows to the rear.

### SHOWER ROOM

comprising white three piece suite with tiled shower cubicle, low level w.c., wash hand basin with storage cupboards below, airing cupboard with insulated hot water tank and slatted shelving, radiator, extractor fan, part tiled walls.

### BEDROOM 2

double panelled radiator, upvc double glazed window to the rear.

### BEDROOM 3

picture rail, double panelled radiator, upvc double glazed window to the front.

### BEDROOM 4

picture rail, fitted wardrobe cupboard, double panelled radiator, upvc double glazed window to the front.

### OUTSIDE

Front garden which is block paved with off-road parking area, shared passageway with gated access leading to rear garden. Paved patio area leading to lawned area with mature hedgerow to either side, outside light and tap. To the rear of the garden is a gravelled area, paving and a pair of storage sheds.

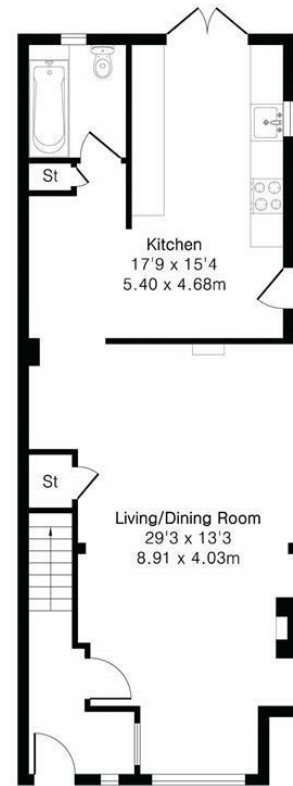


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

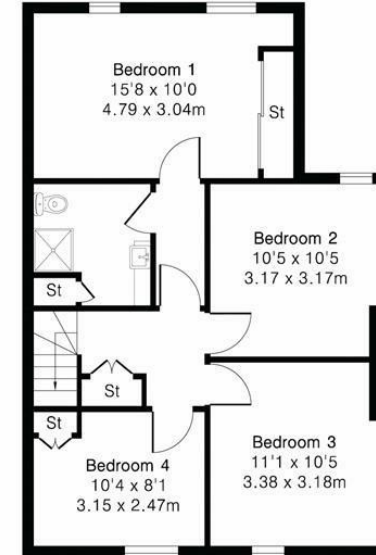
Approximate Gross Internal Area 1309 sq ft - 122 sq m

Ground Floor Area 687 sq ft - 64 sq m

First Floor Area 622 sq ft - 58 sq m



Ground Floor



First Floor

Guide Price £595,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council



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.



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.

