



76 Perne Road  
Cambridge, CB1 3RR

Guide price £775,000



# 76 Perne Road

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- Updated electrics & central heating
- Refitted Kitchen & bathrooms
- Versatile annex with bedroom, sitting room & bathroom
- Council tax band - E
- Driveway parking
- 5 bed, 4 bath, 3 recep

A refurbished detached home of 1702 sqft/158 sqm, including updated ancillary accommodation, enjoying a prominent location just over a mile from Addenbrooke's, NO ONWARD CHAIN.

This much improved detached house has been exceptionally well maintained over the years & enjoys a convenient location within easy reach of the hospital, Cambridge Station & the City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities.

On the ground floor is a bay-fronted living room, coupled with a dining room with an attractive feature fireplace & access to a utility room. Adjoining the dining area is a smart kitchen which has been fitted with a modern range of base & eye-level units. Integrated appliances include a double oven & electric hob with extractor over. There is a shower room & W.C. located just off from the kitchen. The detached annex offers versatility to suit individual purchaser's needs, comprising a kitchen/living space, additional bathroom & a bedroom with French doors to the garden.

Upstairs the accommodation is arranged over 2 floors, the first housing 3 bedrooms & a refitted family bathroom. On the second floor is a





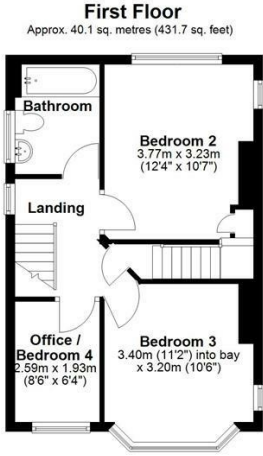
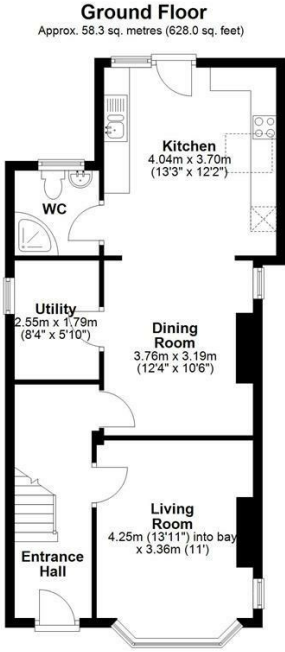
generous principal bedroom which benefits from a dual aspect, eaves storage & a refitted en suite shower room.

There is a large driveway for several vehicles and sheltered side access to the garden which has been paved for ease of maintenance.

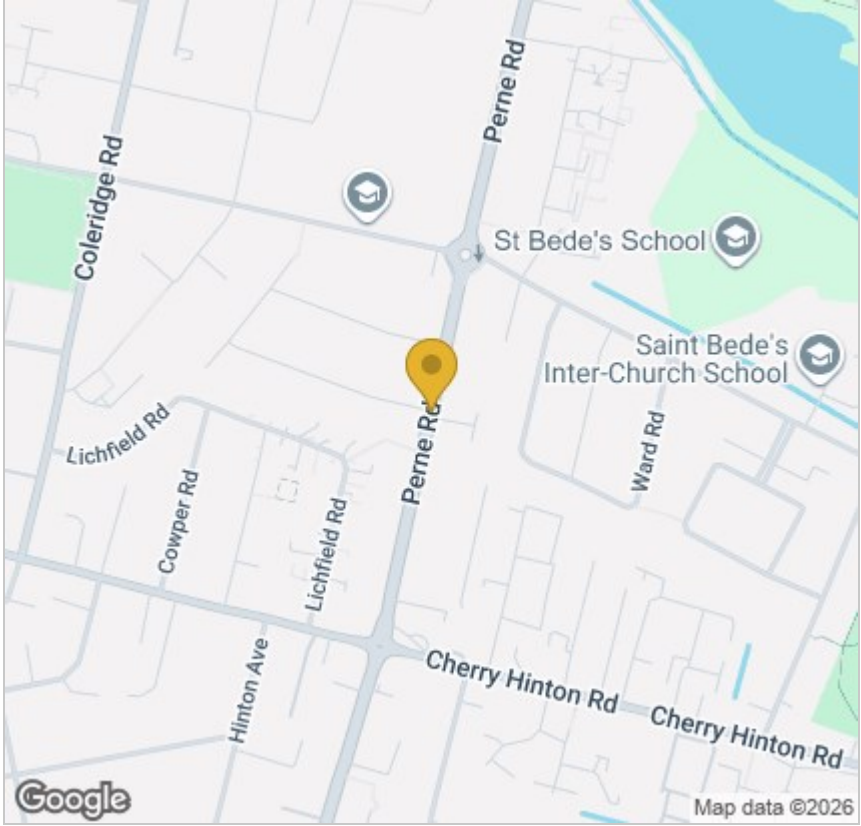
Perne Road is well placed for access to a wide range of facilities, Addenbrooke's, Arm Ltd & the City Centre. Coldham's Common, Coleridge rec & Cherry Hinton Hall Park offer extensive parkland & play areas. There are also amenities nearby including a Co-op, petrol station, chemist, newsagents & Balzano's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

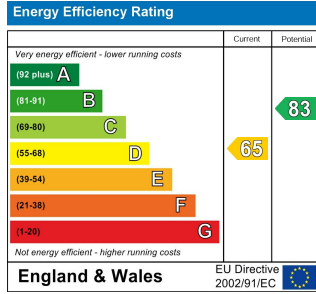




Total area: approx. 158.2 sq. metres (1702.3 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanUp.



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band:

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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