



**Halifax Road, Upper Cambourne, Cambridge, CB23 6AX**  
Cambridge

Offers Over  
**£190,000**





**Council Tax Band:** B

**Tenure:** Leasehold

**Property Type:** Coach House

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

This well-presented two-bedroom coach house is an excellent opportunity for first-time buyers looking to get on the property ladder, as well as investors seeking a low-maintenance and easy-to-let home.

The property is kept in very good condition throughout and features a bright open plan kitchen and lounge area, offering a practical and comfortable space for modern living. There are two well-proportioned bedrooms, along with a neatly finished family bathroom.

Externally, the property benefits from allocated parking for two cars, adding real convenience for residents and visitors alike.

Offered to the market with no onward chain, this is a straightforward purchase with minimal delays, making it an attractive option for both owner-occupiers and investors.

**Material Information:**

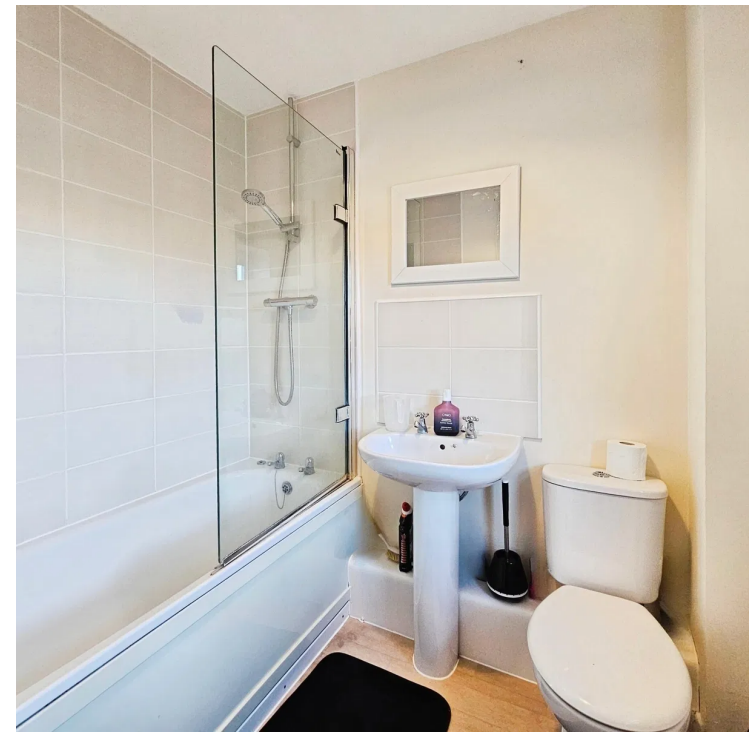
**Local Authority -** Cambridgeshire County Council

**Tenure -** Leasehold, 125 years from 1st January 2008, **Service Charge** £235.00 paid 6 monthly - total £470.00PA, **Ground Rent -** £250.00PA

**Services -** The home is supplied by Mains Gas, Electric & Water











**Amit Chauhan Estate Agents**

**07816 228 619**

[amit.chauhan@exp.uk.com](mailto:amit.chauhan@exp.uk.com)

<https://amitchauhan.exp.uk.com>