



76 Perne Road
Cambridge, CB1 3RR

Guide price £775,000

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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





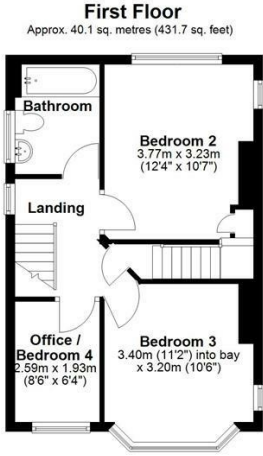
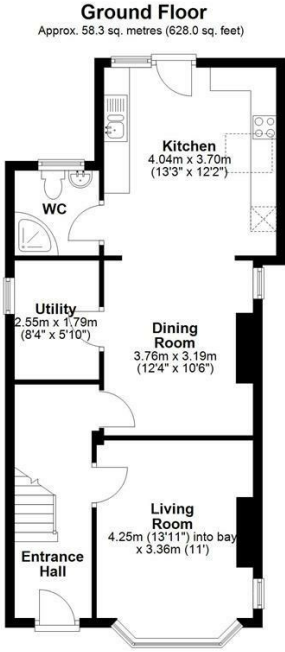
generous principal bedroom which benefits from a dual aspect, eaves storage & a refitted en suite shower room.

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

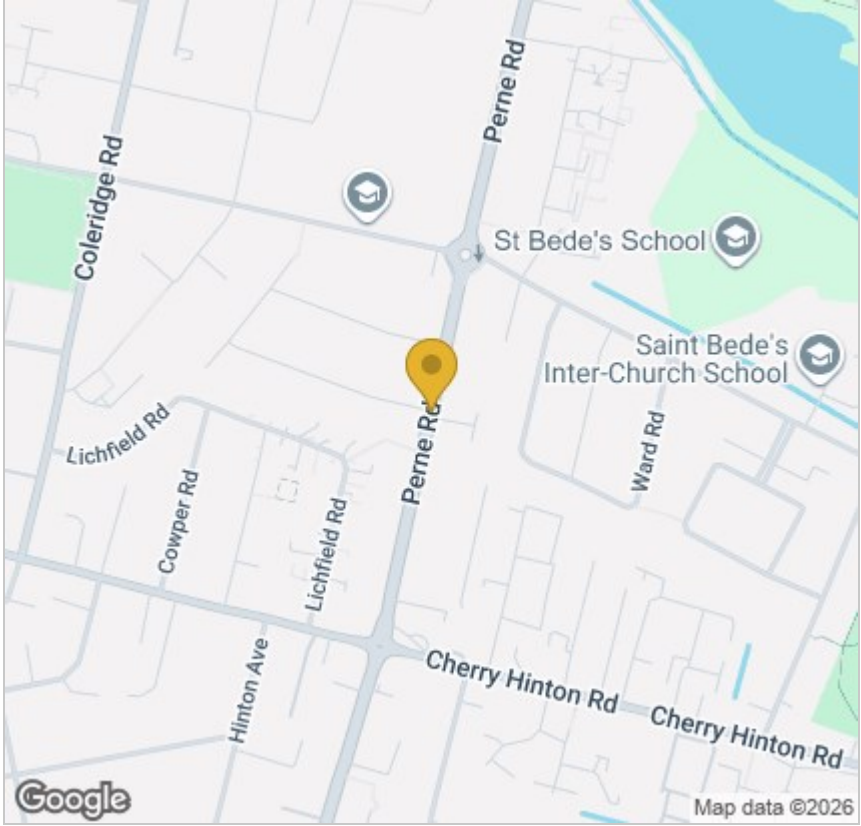
Perne Road is well placed for access to a wide range of facilities, Addenbrooke's, Arm Ltd & the City Centre. Coldham's Common, Coleridge rec & Cherry Hinton Hall Park offer extensive parkland & play areas. There are also amenities nearby including a Co-op, petrol station, chemist, newsagents & Balzano's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

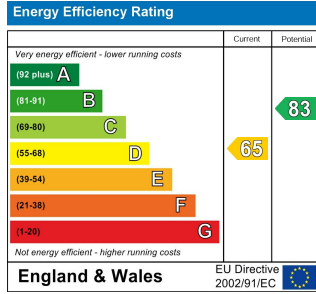




Total area: approx. 158.2 sq. metres (1702.3 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band:

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