

Coldhams Lane, Cambridge, CB1 3HH

CHEFFINS

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Cambridge,
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Guide Price £425,000



A spacious three bedroom semi-detached property extending to approximately 1013sqft and arranged over two floors with the additional benefits of a double garage, off-road parking and a generous west facing rear garden. The property is located close to local amenities including Cambridge Station, Addenbrookes Biomedical Campus and the City Centre.

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.








FRONT DOOR
leading into:

ENTRANCE HALL
carpeted, coat hanging rail, radiator, downlight, stairs to first floor, access into various rooms.

SITTING ROOM/DINING ROOM
carpeted, dual aspect upvc double glazed window, radiator, downlight, feature gas fireplace.

KITCHEN
A range of floor and wall units with laminate worktop, integrated oven and 4 ring gas hob, stainless steel sink, with wood effect laminate flooring, upvc double glazed sliding door out onto rear garden, upvc double glazed window to the side of the property, Velux window allowing additional light, space and plumbing for washing machine, downlight and radiator.

HALLWAY
carpeted, radiator, upvc double glazed door out to the side of the property, downlight, Velux window.

DOWNSTAIRS SHOWER ROOM
carpeted, understairs storage housing boiler and fuse box, three piece suite comprising low level w.c., wash hand basin, walk-in tiled shower, downlight, extractor fan, upvc double glazed frosted window overlooking side of the property.

ON THE FIRST FLOOR

LANDING
carpeted, access into loft space, downlight, access into various rooms.

PRINCIPAL BEDROOM
carpeted, upvc triple glazed windows overlooking front of the property and Coldham's Common beyond, radiator, downlight.

BEDROOM 2
carpeted, upvc double glazed window overlooking rear of the property, radiator, built-in storage cupboards with both shelving and hanging rails.

BEDROOM 3
wood effect laminate flooring, upvc double glazed window overlooking front of the property and Coldham's Common beyond, radiator, downlight.

BATHROOM
carpeted, three piece suite comprising; bath, wash hand basin, low level w.c., upvc double glazed frosted window overlooking rear of the property, heated towel rail, part tiled walls, downlight.

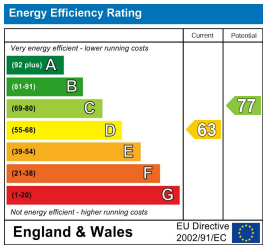
OUTSIDE
The property is approached via pathway leading to front door. Front garden is fully enclosed by timber fencing and wall to the front predominantly laid to lawn with gated side access to the rear garden.

Side passage pathway leading from front to back, outside water tap.

Rear garden is west facing and fully enclosed, predominantly laid to lawn with brick paved terrace area perfect for outside seating and alfresco dining, personal door into DOUBLE GARAGE with concrete base, three roller doors allowing access from parking at the rear into the rear garden, power and lighting. The off-road parking to the rear is in front of the garage and is located off Cromwell Road.

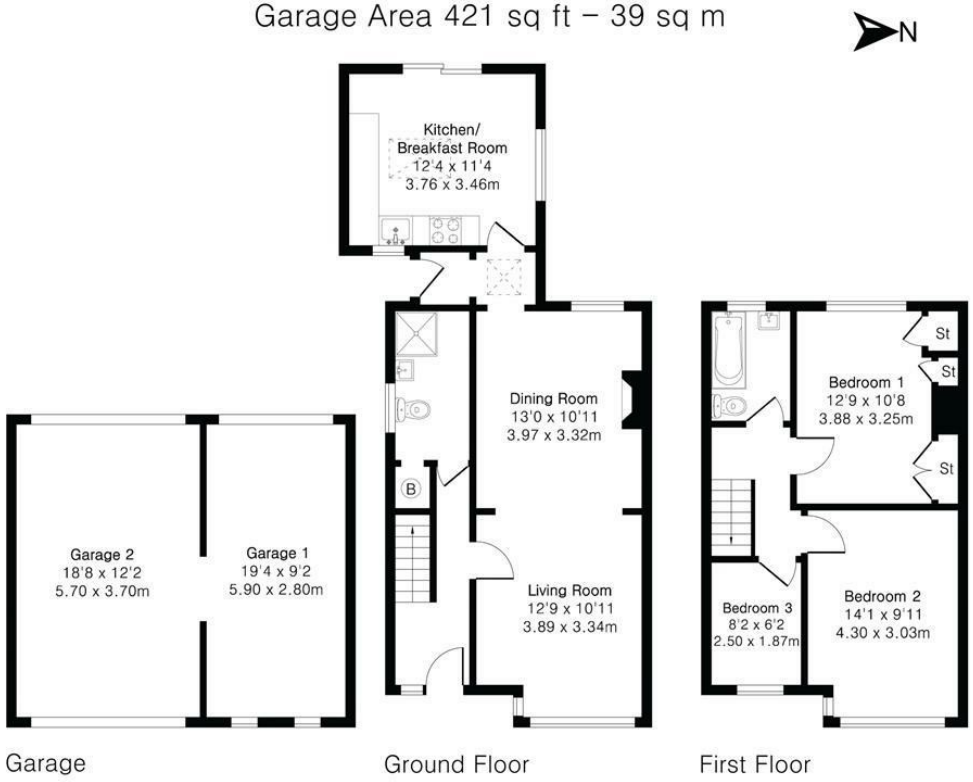






Approximate Gross Internal Area 1013 sq ft - 94 sq m (Excluding Garage)

Ground Floor Area 593 sq ft – 55 sq m
First Floor Area 420 sq ft – 39 sq m
Garage Area 421 sq ft – 39 sq m



PINKPLAN

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.

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Tenure - Freehold
Council Tax Band - D
Local Authority - Cambridge City Council

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.

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