



Coleridge Road, Cambridge, CB1 3PN

**CHEFFINS**



## Coleridge Road

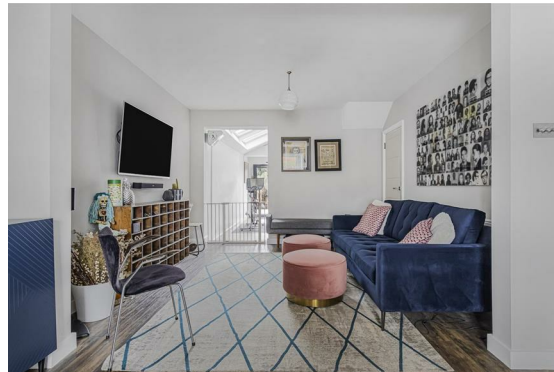
Cambridge,  
CB1 3PN

A delightful three bedroom mid-terrace property which has been extended and extensively upgraded by the current owners. The property offers accommodation extending to approximately 1038sqft arranged over two floors and further benefits from off-road parking and a generous landscaped garden, located in this most convenient and eagerly sought after location on the favoured southern side of the city.

3 1 2

**Guide Price £595,000**





## FRONT ENTRANCE DOOR

into:

## ENTRANCE HALL

with tiled flooring, LED spotlights, stairs leading to first floor and entrance into:

## SITTING/DINING ROOM

with wood flooring, downlight, upvc double glazed bay window overlooking front of the property, radiator, understairs storage cupboard. Step down to:

## KITCHEN/BREAKFAST ROOM

with tiled flooring, a range of floor and wall units with quartz worktop with integrated washing machine and dryer, integrated Siemens fridge and freezer, Bosch integrated ovens, 5 ring induction hob with extractor fan, one and a half sink with mixer tap, drainer to side, integrated dishwasher, part tiled walls, kitchen island with further storage drawers, quartz worktop and wine fridge, underfloor heating, Velux windows offering natural light into the room as well as sliding doors out onto the rear garden.

## ON THE FIRST FLOOR

## LANDING

carpeted, access into loft space as well as built-in storage cupboard.

## PRINCIPAL BEDROOM

carpeted, built-in wardrobes, upvc double glazed window overlooking front of the property, radiator, LED spotlights.

## BEDROOM 2

carpeted, radiator, upvc double glazed window overlooking rear of the property, downlight.

## BEDROOM 3

carpeted, radiator, upvc double glazed window overlooking rear of the property, downlight.

## FAMILY BATHROOM

with tiled floor, part tiled walls, three piece suite comprising of bath with shower over, low level w.c., wash hand basin with mixer tap, drawer unit for storage, extractor fan, heated towel rail, upvc double glazed frosted window to the side, LED spotlights.

## OUTSIDE

The property is approached via gravelled driveway offering off-road parking as well as pathway leading to steps up to front entrance door. Front partly enclosed with concrete post and timber fencing on one side and hedging on the other with a border containing various shrubs and plants.

Rear garden with tiled terraced area perfect for al fresco dining and steps down onto gravel garden which is enclosed by concrete post and timber fencing to one side and timber fencing to the other, borders with various bushes and shrubs, gate out onto rear access, storage shed and further terrace area, outside tap, LED lighting on terrace area.





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

Guide Price £595,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council

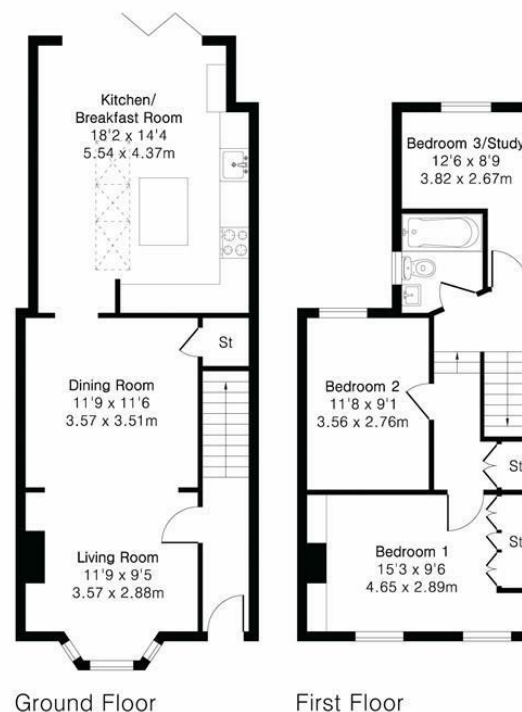


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

**Approximate Gross Internal Area 1038 sq ft - 96 sq m**

Ground Floor Area 592 sq ft – 55 sq m

First Floor Area 446 sq ft – 41 sq m



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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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