



Coldhams Lane, Cambridge, CB1 3HN

CHEFFINS

Coldhams Lane

Cambridge,
CB1 3HN

A cleverly extended semi-detached family home occupying a prominent position, offering well-proportioned and highly versatile accommodation would benefit from any confident buyer to adds value by improving and updating to its full potential and make it a perfect home. Situated in an exceptionally convenient location, with easy access to local schools, Addenbrooke's Hospital/Biomedical Campus, the Cambridge retail park, the city centre, Mill Road, Cambridge Station, and commuter routes. Offered with no onward chain.

3 3 2

Guide Price £550,000





PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALL

with wooden flooring, stairs rising to first floor accommodation, doors leading into respective rooms.

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 5 ring gas hob with extractor hood above, tiled splashback, integrated oven below, space for fridge/freezer, space and plumbing white goods, further storage units include display cabinet, understairs storage cupboard housing Baxi combination boiler, timber flooring with panelling, double glazed window to front aspect, panelled glazed door leading out onto garden.

OPEN PLAN SITTING/DINING ROOM

with wood effect flooring currently covered, fireplace with brick surround, wooden clad chimney breast, coved ceiling, radiators, double glazed windows to side aspect, doors leading into respective rooms.

GROUND FLOOR SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower

mixer, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, wall mounted mirror, tiled surround, extractor fan.

DINING ROOM

with wood effect flooring, coved ceiling, radiator, double glazed window overlooking garden, panelled glazed door leading out onto garden.

STUDY

with wood effect flooring, coved ceiling, radiator, double glazed window overlooking garden.

ON THE FIRST FLOOR

LANDING

with double glazed window to side aspect, radiator, with doors leading into respective rooms.

BEDROOM 1

with coved ceiling, radiator, double glazed window to front aspect, door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted electric shower, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, extractor fan.

BEDROOM 2

with built-in wardrobes, radiator, double glazed window overlooking garden.

BEDROOM 3

with radiator, double glazed window overlooking garden.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap, wall mounted shower head, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled flooring, radiator, wood panelling, loft access, double glazed window fitted with privacy glass out onto front aspect.

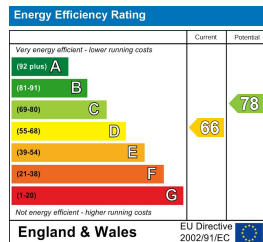
OUTSIDE

To the front the property is approached off Coldhams Lane via a dropped kerb leading onto a concrete driveway with enough parking for two vehicles.

To the rear of the property is a private garden principally paved with a lawned area to the rear bordered by well stocked bedding full of mature shrubs and flowering plants, brick built outbuilding with light and power on one side of the property and the remainder of the garden is enclosed by timber fencing with a covered side access leading round to the front.







Guide Price £550,000

Tenure - Freehold

Council Tax Band - D

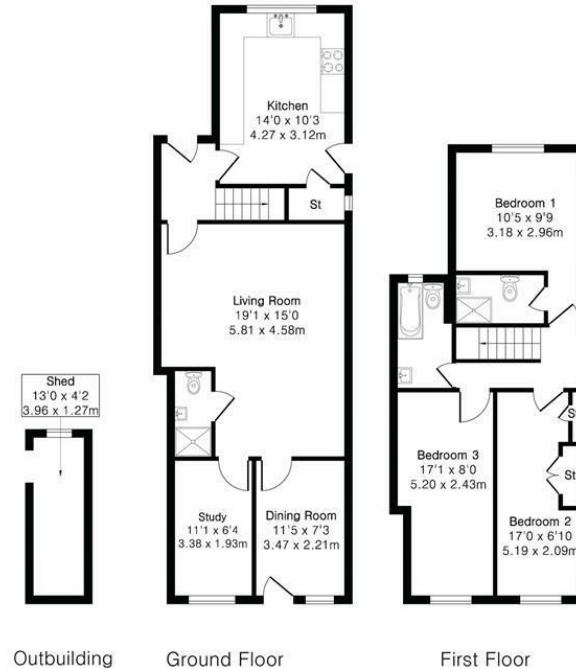
Local Authority - Cambridge City Council

Approximate Gross Internal Area 1133 sq ft - 105 sq m

Ground Floor Area 646 sq ft - 60 sq m

First Floor Area 487 sq ft - 45 sq m

Outbuilding Area 54 sq ft - 5 sq m



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.

CHEFFINS

[For more information on this property please refer to the Material Information Brochure on our website.](#)



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.

CHEFFINS