



Bush & Co.



93 Coleridge Road, Cambridge, Cambridgeshire, CB1 3PN

Guide Price £525,000 Freehold



Energy Rating Band D

Coleridge Road is a popular location to the south of the city centre between Mill Road and Cherry Hinton Road. The location allows convenient and easy access to local amenities and the favoured Romsey Town. Romsey Town has a unique atmosphere and offers many facilities including a wide range of independent retail shops and services, a number of parks and schooling for most ages. The city centre is just over 1 mile away, the railway station around 0.7 miles and the Addenbrooke's Hospital Biomedical Campus less than 2 miles.

The property is an extended terraced house offering spacious accommodation with the advantage of no upward chain. There is double glazing, a gas fired radiator central heating system and driveway parking.

The entrance door leads to a hallway with stairs to the first floor and a door to the sitting/dining room. The open plan sitting/dining room has a bay window to the front and a built in cupboard. There is a well proportioned kitchen/breakfast room with a range of wall and base units and ample space for a table and chairs. A door leads to the garden and there is a four piece bathroom and additional adjacent w.c with tiled walls and flooring.

The first floor landing has a loft hatch and built in cupboard. Bedroom one runs the full width of the house at the front with two windows. Bedroom two is another double room with a window to rear. Bedroom three is a large single room at the back with a Jack & Jill door to the shower room. The shower/wet room features a shower area, w.c and wash hand basin with tiled walls and an extractor fan.

Outside - There is a block paved driveway to the front providing off street parking for one vehicle. The low maintenance paved rear garden features a covered area and there is a secure storage shed and rear access gate.



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Ground Floor
Main area: approx. 57.1 sq. metres (615.0 sq. feet)
Plus outbuildings, approx. 10.3 sq. metres (111.1 sq. feet)



Main area: Approx. 100.0 sq. metres (1075.9 sq. feet)
Plus outbuildings, approx. 10.3 sq. metres (111.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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