



Bush & Co.





## 85 Coleridge Road, Cambridge, CB1 3PN

Guide Price £625,000 Freehold



Energy Rating Band B

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 a significantly extended terraced house offering spacious and well presented accommodation over three floors to include a loft conversion with ensuite and full width expanded kitchen. There are double glazed windows and doors, a gas fired radiator central heating system and solar PV panels which are owned outright and on average generate around £400 PA by selling back to the grid.

The welcoming entrance hall has an exposed wooden floor and stairs rise to the upper levels. The spacious open plan living/dining room has a large bay window with fitted shutters. There is exposed wooden flooring and two fireplaces with electric fires. There is a w.c located in the cupboard under the stairs. The spacious kitchen/breakfast room has been extended with a part vaulted ceiling, housing rooflights which allow plenty of natural light. There is a modern range of wall and base units with central island providing seating space. Appliances will be left including the range cooker with extractor canopy over, washing machine, dishwasher and fridge/freezer.

The first floor landing has stairs rising to the second floor. Bedroom two runs the full width of the house at the front and is a large double room with twin windows, exposed wooden floor and fireplace. Bedroom three can fit a double bed if required and has a shuttered window and exposed wooden floor. Bedroom four is a single room with fitted shutters and exposed wooden floor. The three piece shower room has a window and tiled walls.

The principal bedroom is located on the second floor, being a large double room with rooflights to the front and a further window to rear. There is a large cupboard housing the recently installed wall mounted gas fired boiler as well as eaves storage. The three piece ensuite shower room has a window as well as tiled walls and flooring.

Outside - The low maintenance front garden has gated access and steps up to the front door.

The enclosed split level rear garden has a raised patio terrace with steps down to a lawned area with flower and shrub borders. At the foot of the garden is a detached studio with power and lighting and an adjacent storage room with an additional door to the rear service lane.

Agents Note: Planning permission was granted on 09/01/2023 for an additional single storey extension to the rear. Ref - 22/04988/HFUL







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Total area: approx. 115.8 sq. metres (1246.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## 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

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