



Bush & Co.



## 29 Coles Road, Milton, CB24 6BL

Guide Price £425,000 Freehold



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Energy Rating Band C

Coles Road is located within the heart of the popular village of Milton, on the northern edge of Cambridge which is ideal for access to the A14/M11 and A10, and also convenient for the Cambridge North Railway Station and Milton Road Science / Business parks. Milton is well served with primary schooling, local shops, public houses and a Tesco superstore. The Milton Country Park is just a short walk/cycle ride.

The property is a semi-detached house which has been extended on the ground floor, providing spacious accommodation with the benefit of double glazing, gas radiator heating, garage and ample driveway parking. There is no upward chain.

The entrance hall leads to the open plan living space with living room at the front, dining space in the middle and sitting room, which occupies the rear extension. There is a modern fitted kitchen with utility area and a downstairs w.c.

On the first floor there is a landing with loft hatch. Bedroom one is a generous double room at the back. Bedroom two is another double room at the front with built in cupboard. Bedroom three is a comfortable single room. The two piece bathroom has a shower over the bath and there is a separate w.c.

Outside - There is ample off street parking to the front and side with a driveway leading to the single brick built garage which has power and lighting as well as a side door to the garden. The enclosed low maintenance rear garden has paved and lawned areas, outside lighting and an access gate.



## Exceptional service in Cambridge and the surrounding villages

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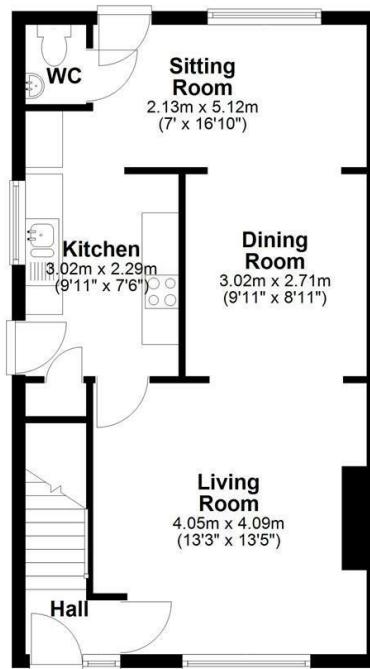
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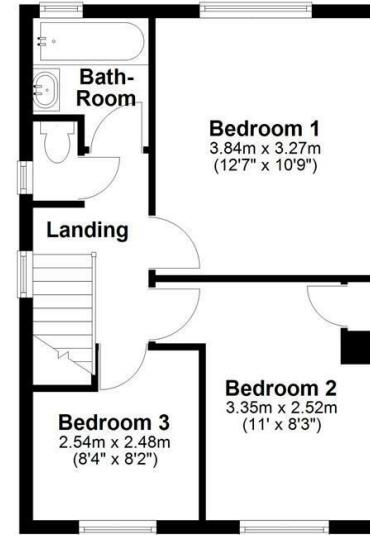
### Ground Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



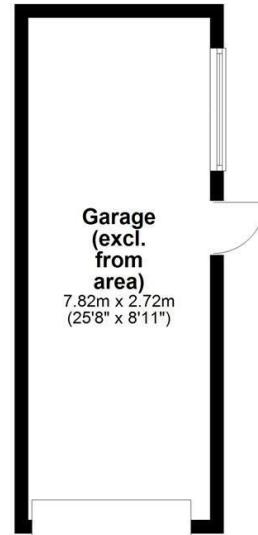
### First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 85.9 sq. metres (924.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Freehold

Council Tax - Band D

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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