



Bush & Co.



69 Coleridge Road, Cambridge, CB1 3PH

£500,000 Freehold



Energy Rating Band C

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 accommodation offers, double glazed front door to entrance hall with stairs to first floor, radiator. Sitting room with bay window to the front with double glazed windows, a feature brick fireplace and radiator. Dining room with glazed doors to the rear garden and radiator.

The kitchen/ breakfast room with sink unit and a range of wall and base units, plumbing for a washing machine, gas cooker point, under stairs cupboard and glazed doors to the rear garden. First floor landing, with access to loft space, leads to 3 bedrooms and the bathroom.

Outside is an attractive front garden with path leading to front door. The rear garden is laid to lawn with a paved terrace and rear access and timber shed.

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Council Tax: C



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

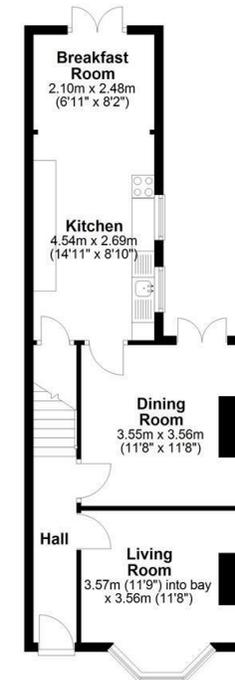
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Ground Floor
Approx. 48.6 sq. metres (522.7 sq. feet)



First Floor
Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 91.5 sq. metres (984.5 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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

