Bush & Co.

226 Coldhams Lane, Cambridge

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Guide Price £525,000 Freehold

About the Property

Coldhams Lane is conveniently situated to the south easterly side of Cambridge which offers convenient access to the historic city centre, mainline railway station and the Addenbrooke's Hospital Biomedical Campus. The location is just a short walk from a Sainsburys superstore whilst further retail and leisure facilities are nearby at the beehive centre and retail park. There is good schooling for all ages within the vicinity and multiple open spaces including Coldhams Common, Romsey recreation ground and Fairfax Road allotments. Mill Road, with all it's independent shops, cafes and facilities, is a mere 10 minute walk.

The property is a semi-detached house, originally built in the 1930's and more recently expanded by way of a two storey extension to the rear. Significantly improved throughout with a new roof containing solar PV panels, external wall insulation, double glazing and a gas radiator central heating system. There is also a superb garden studio/office within the beautiful private rear garden.

The front door, with glazed panels, leads to an entrance lobby with stairs to the first floor and bamboo flooring, which continues throughout the living space. The dining room is located at the front with a bay window and fireplace aperture. There is an opening to the separate living room which has two built in cupboards (one housing the wall mounted gas fired boiler) as well as a fireplace aperture and fitted alcove storage. The stunning re-modelled kitchen/breakfast room features a range of wall and base units and work surfaces with peninsula. There is space for a cooker with extractor canopy over, integrated Smeg dishwasher, plumbing for washing machine and space for a fridge freezer in addition to dual aspect windows and double French doors to the garden. An integrated A three piece shower room with w.c leads from the kitchen.

The first floor landing has a window to side and loft hatch. The principal bedroom is a large double room, quietly positioned at the back, whilst bedroom two is another generous double room, spanning the width of the house at the front with a built in cupboard and cast iron fireplace. Bedroom three is a third double room, also with a cast iron fireplace. There is a smart three piece bathroom with a shower over the bath and tiled walls.

Outside - The property is well screened and set back from the road behind mature hedging and trees, with gated access and a pathway to the front door. Driveway parking could be created if required, with a dropped kerb already in place. Off road parking is available to the front of the house but is not allocated.
The beautifully private enclosed rear garden has a sunny south westerly orientation, offering peace and tranquility in abundance with lawned areas and well kept flower and shrub planting in addition to outside lighting, tap, side access gate, timber shed and bike store.
There is a lovely garden studio/office, in the design of a log cabin, with double glazed windows and doors, power and lighting. The studio is useable all year round thanks to underfloor heating and insulation. Cat 6 cabling ensures the best possible ethernet connection for home working.

Property Highlights

- Extended Semi-Detached 1930's House
- Two Storey Extension
- Three Double Bedrooms
- Two Reception Rooms
- Stylish Re-Fitted Kitchen
- Two Bathrooms
- Studio/Home Office
- External Insulation
- Solar PV Panels
- Private Garden

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

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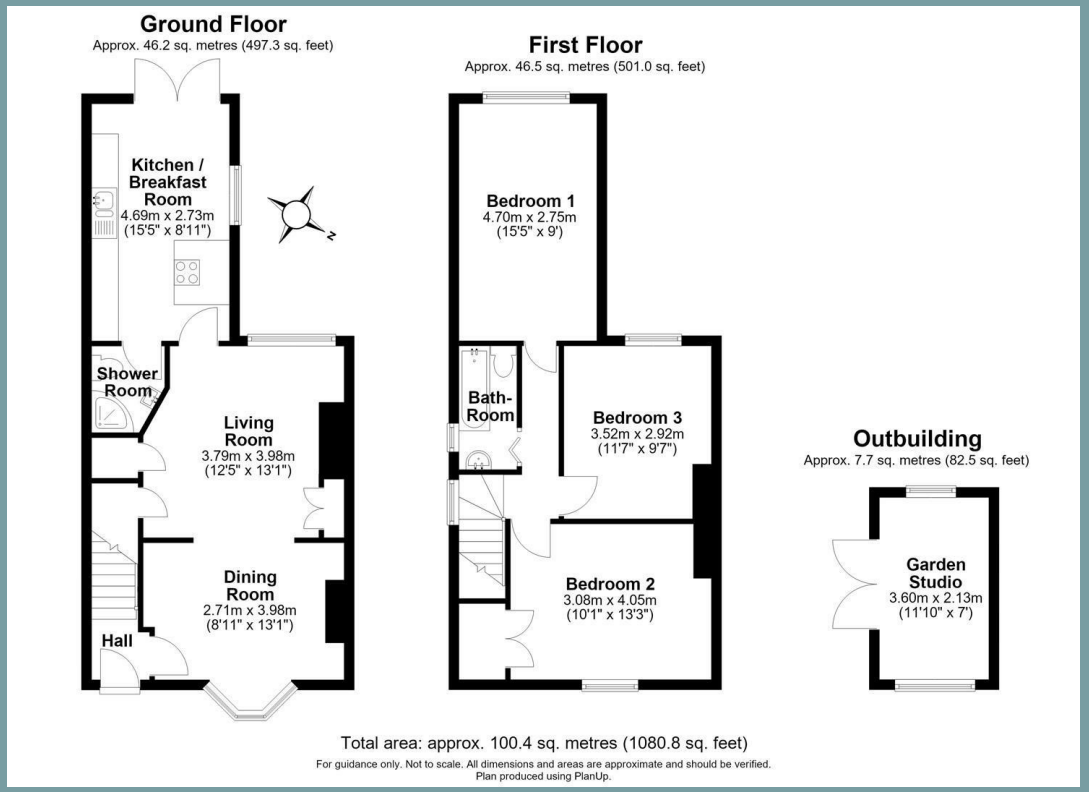

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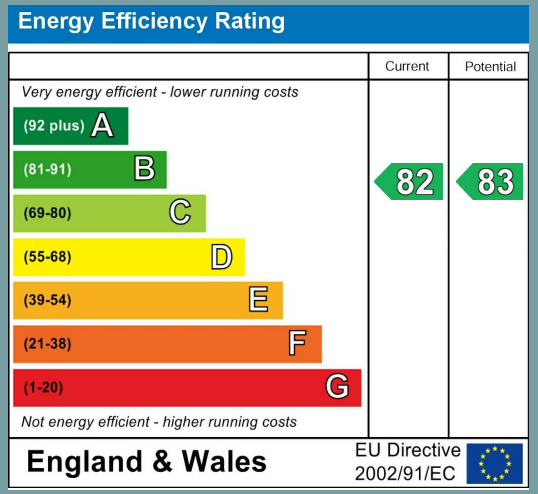

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