



93 Coleridge Road, Cambridge, CB1 3PN
Guide Price £525,000 Freehold



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01223 323130

AN EXTENDED 3-BEDROOM MID-TERRACE HOUSE ON COLERIDGE ROAD, REQUIRING MODERNISATION AND PROVIDING OFF-STREET PARKING AND A REAR GARDEN WITH OUTBUILDINGS. LOCATED CLOSE TO MILL ROAD AND CAMBRIDGE STATION.

- 1075 sqft / 100 sqm (including outside covered area)
- 3 bedrooms, 2 reception, 2 bathroom
- Rear garden with storeroom & workshop
- Kitchen extension
- EPC – D / 60
- Mid-terrace house, built in 1940
- Driveway parking & residents parking scheme
- Plot size - 0.04 acres
- Gas central heating (back boiler) to radiators
- No onward chain

This attractive bay-fronted terrace home in Romsey Town provides spacious accommodation with the benefit of a generous kitchen extension. The property has been well-cared for and requires sympathetic modernisation throughout.

Situated on Coleridge Road and providing driveway parking for one vehicle, this established family home is close to a wide range of facilities on Mill Road, good schools and the city centre.

The accommodation comprises a reception hall with staircase rising to the first-floor level, a generous reception room with a bay window overlooking the front aspect and a gas fireplace with a back boiler. A generous rear extension has created a broad kitchen/dining area, which provides access to the garden and an additional bathroom with a separate WC. The kitchen is well-equipped and provides a range of matching units and drawers, working surfaces, space for freestanding appliances and a utility area. A large skylight has been added to allow lots of natural light.

Upstairs, the first-floor landing leads to three spacious bedrooms and a Jack and Jill shower room.

Outside, there is off-street parking to the front for one vehicle. The rear garden has an east-facing aspect and is laid to paving. There is a deep covered area adjacent to the property, ideal for bicycle storage and a block-built outbuilding providing a storeroom and a separate workshop. There is gated rear access which leads to a shared passageway leading to Hobart Road.

The property is being sold with the benefit of no onward chain.

Location

Coleridge Road is very well placed for both the railway station and Addenbrooke's Hospital. There is local shopping and amenities nearby including a leisure park with cinema complex, restaurants, bars, convenience stores and a library on Rock Road. There is primary schooling at Morley Memorial School and secondary schooling, private schooling and sixth form colleges within the vicinity.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

