



6A Coniston Road, Cambridge, CB1 7BZ  
Guide Price £350,000 Share of Freehold



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**A RARE OPPORTUNITY TO ACQUIRE A SUPERB GROUND FLOOR MAISONETTE BENEFITTING FROM A SHARE OF FREEHOLD TITLE, A DELIGHTFUL GARDEN AND OFF-ROAD PARKING. THE PROPERTY OCCUPIES A VERY PLEASANT LOCATION ON A CUL-DE-SAC TO THE SOUTH OF THE CITY CENTRE AND IS BEING SOLD WITH NO ONWARD CHAIN.**

- Built c. 1930s, with period features
- Delightful, mature and enclosed rear garden
- Double glazed throughout
- No onward chain
- Superb location close to the city centre and railway station
- Spacious 1-bedroom, ground floor maisonette
- Off-road parking
- Gas-fired heating to radiators
- Plot size - approx 0.09 acres
- Living room, kitchen/breakfast room, utility area and bathroom

6a Coniston Road is a spacious and very well-presented ground floor maisonette, which forms part of a charming dwelling believed to have been built in the 1930s. It occupies a very quiet location on a sought-after cul-de-sac to the south of the city centre and is one of two maisonettes in the building, which equally share the freehold title.

The spacious entrance hall has a useful storage cupboard and access to the kitchen, living room and bedroom. Located at the front, the living room has picture rails and a sizeable bay window. The kitchen/breakfast room is well-appointed and fitted with a range of units with granite-effect worktops and tiled splashbacks, integrated electric oven, a ceramic hob with an extractor hood over, and space for a fridge and freezer. A glazed door leads to a utility area with a wall-mounted combination boiler, plumbing for a washing machine, space for a dryer and a door to the rear garden. Partly tiled, the bathroom includes a panelled bath with a mains shower over, pedestal wash basin, WC, an electric heated towel rail and three windows. The bedroom is a generous double in size and overlooks the rear garden.

Outside, the property is set back from the road behind a hedgerow and gravel driveway, with a parking space for 6a directly in front of the property. A side gate leads to a shared bin/bike store area, with a delightful, allocated rear garden beyond. Mainly laid to lawn, the garden is mature and includes an apple tree, well-stocked borders and a paved seating area.

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

#### **Location**

Coniston Road is a very pleasant cul-de-sac comprising mostly semi-detached, 1930s houses set within generous plots. It is located off Cherry Hinton Road, about 1.75 miles southeast of Cambridge city centre. It is well-placed for local shopping facilities on Cherry Hinton Road along with the Leisure Park at the junction with Hills Road providing cinema, restaurants, gym, Tesco Express, Sainsbury's Local and further entertainment facilities. There is also local primary and secondary schooling in the area. Cherry Hinton Hall and its surrounding park are nearby, and the area is also well-placed for Cambridge railway station, Addenbrooke's Hospital and the Biomedical Campus.

#### **Tenure**

50% share of freehold.

There is no ground rent or service charge.

#### **Services**

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

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - B

#### **Fixtures and Fittings**

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

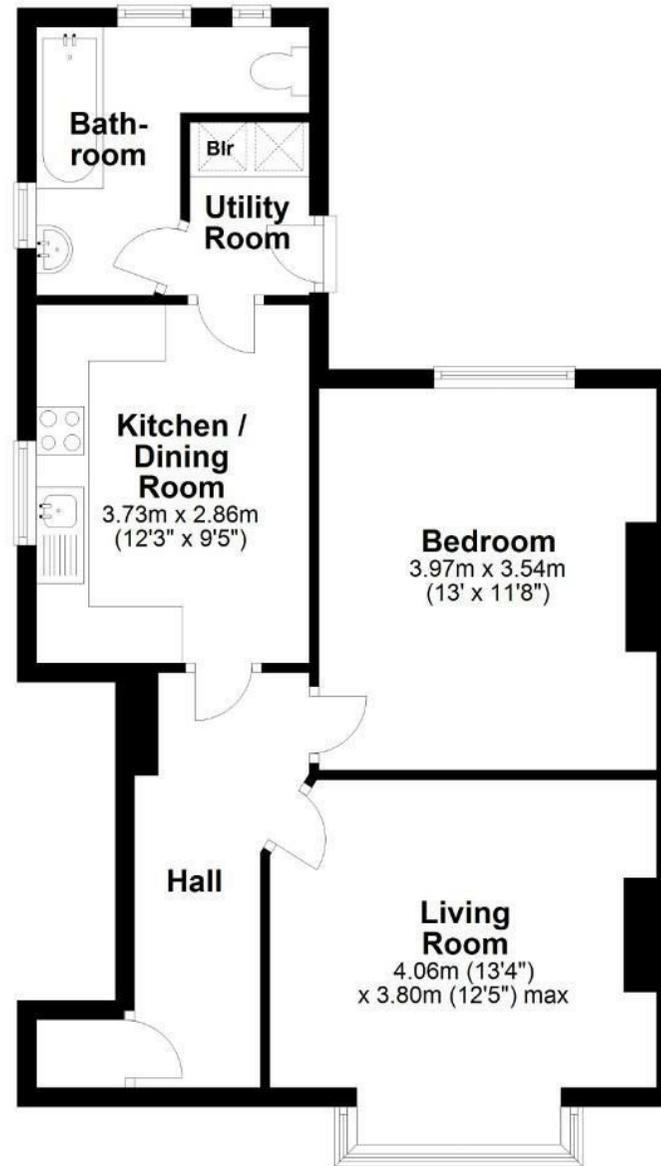
#### **Viewing**

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



## Ground Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



Total area: approx. 55.6 sq. metres (598.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

