



6B Coniston Road, Cambridge, CB1 7BZ
Guide Price £375,000 Share of Freehold



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A SPACIOUS AND IMPRESSIVE, FIRST FLOOR, 2-BEDROOM MAISONETTE LOCATED ON A QUIET CUL-DE-SAC TO THE SOUTH OF THE CITY CENTRE. THE PROPERTY INCLUDES A SUPERB GARDEN, OFF-ROAD PARKING AND IS BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN AND A SHARE OF FREEHOLD TITLE.

- Built c. 1930s, with period features
- Living/dining room and kitchen/breakfast room
- Plot size - approx 0.09 acres
- Double glazed throughout
- No onward chain
- Spacious 2-bedroom, first floor maisonette
- Delightful, mature and enclosed rear garden
- Off-road parking
- Gas-fired heating to radiators
- Superb location close to the city centre and station

6b Coniston Road is a very well-appointed, bright and airy first 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.

A ground floor entrance lobby has stairs to the first floor landing area, which is well-lit by a window to the front aspect and has a hatch providing loft access. The living/dining room has picture rails and a large bay window to the front aspect. Situated at the rear, the kitchen/breakfast room overlooks the garden and is fitted with a range of base and wall units, granite-effect worktops with tiled splashbacks, an integrated oven and ceramic hob, a wall-mounted combination boiler, space for a fridge/freezer and plumbing for a washing machine or a washer dryer. There are two bedrooms, with the master bedroom being a particularly generous double in size. Partly tiled, the bathroom has a panelled bath with mains shower over, pedestal wash basin, WC, radiator and an electric heated towel rail.

Outside, the property is set back from the road behind a hedgerow and gravel driveway, with a parking space for 6b situated beside the front door. A side gate leads to a shared bin/bike store, with a gravelled pathway beyond leading to the rear garden. Benefitting from a high degree of privacy, the delightful garden is fully enclosed and mainly laid to lawn. It features a variety of trees including several mature damsons, well-stocked beds and a timber shed.

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.

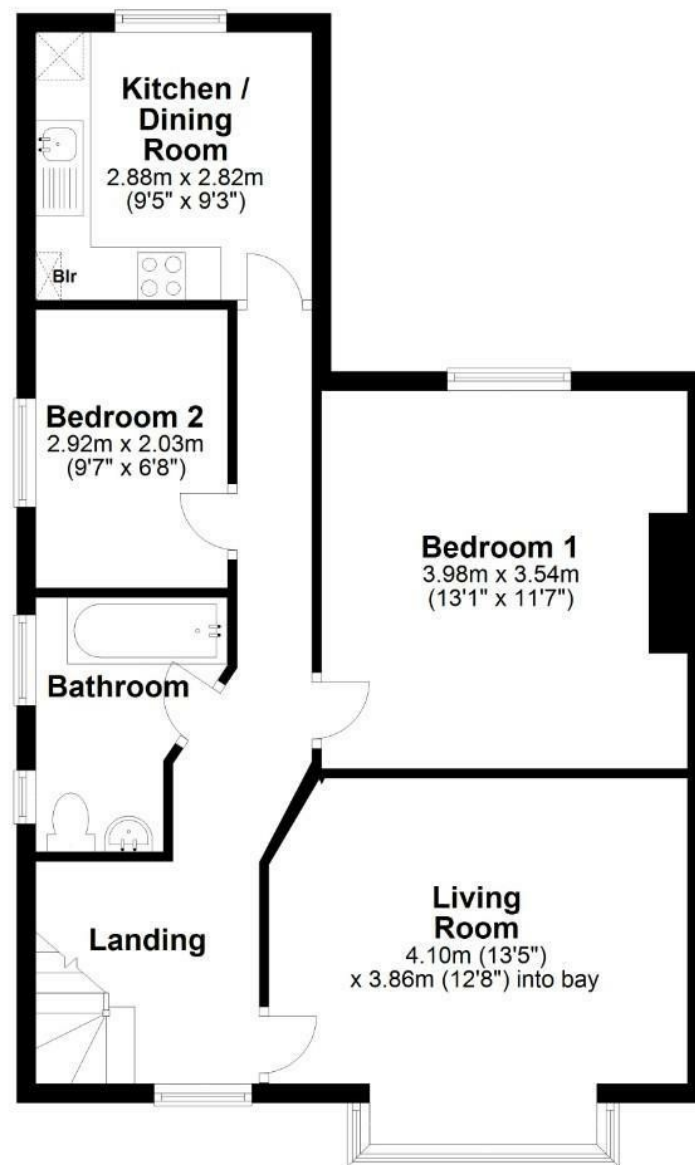
Viewing

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



Floor Plan

Approx. 61.0 sq. metres (656.4 sq. feet)



Total area: approx. 61.0 sq. metres (656.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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		

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

