



Coldhams Lane, Cambridge
CB1 3JR



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Residential sales, lettings & management

564 Coldhams Lane
Cambridge
Cambridgeshire
CB1 3JR

A spacious three bedroom semi-detached house situated in Cherry Hinton with gardens to the front, side and rear as well as off street parking for three vehicles.

- Semi detached three bedroom property
- Corner plot position
- Well-proportioned accommodation
- Two reception rooms
- Galleried landing
- Spacious first floor bathroom
- Double glazing and gas central heating
- Gardens to front, side and rear
- Off road parking for three vehicles
- No upward chain

Guide Price £550,000



Coldhams Lane is situated to the south easterly side of Cambridge, linking the city with Cherry Hinton. There are an abundance of local shops and facilities within easy walking distance as well as a Sainsburys superstore. The A14 is just a short drive and the mainline railway station, Addenbrooke's Hospital and the historic city centre are all located less than 3 miles away. There are several major employers in the area and good schooling for all ages is available nearby.

This semi-detached property is situated on a corner plot and offers spacious, well-proportioned accommodation as well as three off road parking spaces and garden areas to the front, side and rear.

Offered with the benefit of no upward chain, the accommodation in detail comprises;

Ground Floor with upvc front door with windows to side leading onto

Entrance hall/lobby 10'11" x 7'1" (3.34 m x 2.16 m) with stairs to first floor, radiator, coathooks, ceramic tiled flooring, door to dining room (see later) and door to

Shower room with window to side, fully enclosed and tiled shower cubicle with Mira sport shower unit, wash handbasin with tiled splashbacks, WC, ceramic tiled flooring.

Dining room 14'11" x 12'10" (4.55 m x 3.90 m) with upvc double glazed sliding door and glazed panel to rear garden, radiator, door to sitting room (see later) and doorway to

Kitchen 15'10" x 10'4" (4.82 m x 3.16 m) spacious room with window to side and window to rear, comprehensive range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring gas hob with extractor hood over and electric oven below, space and plumbing for washing machine and dishwasher, space for fridge/freezer and under counter fridge, radiator, ceramic tiled flooring.

Sitting room 19'11" x 13'9" (6.06 m x 4.20 m) generously sized sitting room with two windows to front, two radiators.

First Floor

Galleried landing with two windows to side, radiator, loft access hatch with pull-down ladder to loft space which has lighting and is boarded, doors to

Bedroom 1 15'1" x 12'10" (4.60 m x 3.90 m) with window to front, radiator.

Bedroom 2 12'6" x 12'2" (3.80 m x 3.70 m) with window to rear, radiator.

Bedroom 3 11'10" x 7'1" (3.61 m x 2.15 m) with window to front, radiator.

Bathroom 10'5" x 8'9" (3.17 m x 2.67 m) good sized bathroom with window to rear, panelled bath with fully tiled surround, WC, vanity wash handbasin with tiled splashbacks, radiator, airing cupboard with slatted wood shelving and Potterton Protoama 24 Eco HE gas boiler, ceramic tiled flooring.

Outside The property enjoys a corner plot with garden areas to front side and rear.

Front garden 37'9" x 26'3" (11.50 m x 8.00 m) Mainly laid to lawn with flower and shrub borders, timber fence and part brick wall boundaries, gate to front and further timber gate to the side garden.

Side garden 55'9" x 16'5" (17.00 m x 5.00 m) Sunny western aspect with lawn, flower and shrub borders, timber shed, lighting and outside tap. This area in turn opens up to the rear garden.

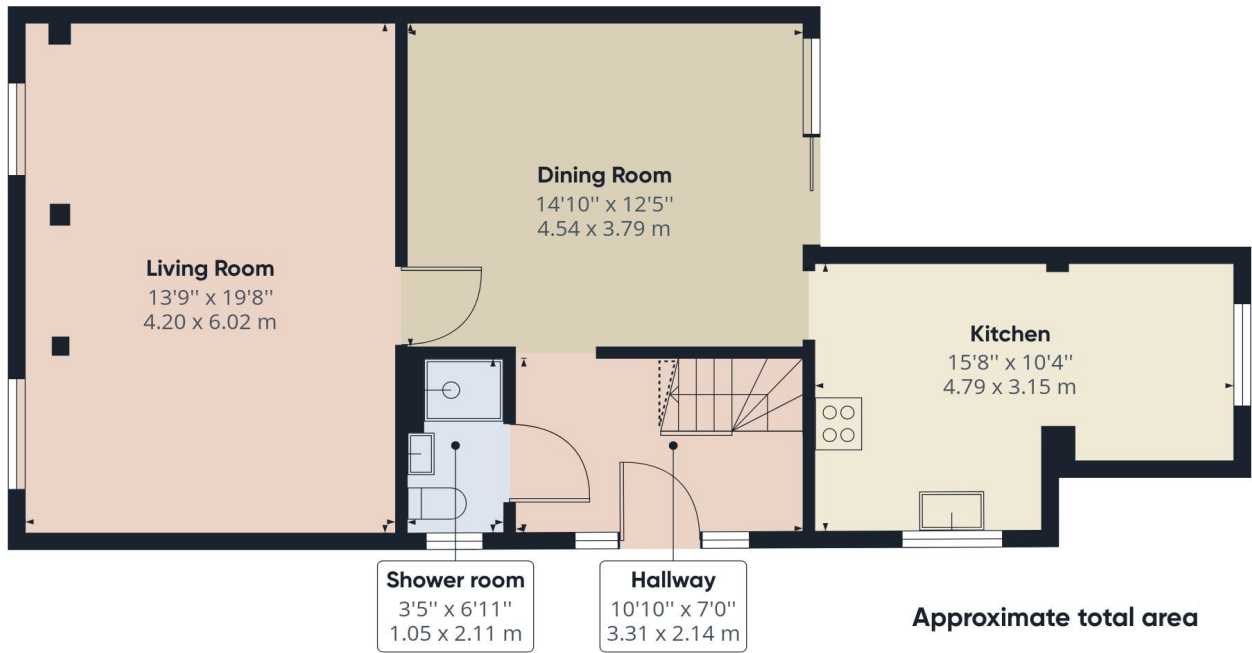
Rear garden area Predominantly laid to lawn with flower and shrub borders enjoying a sunny south west aspect with a good degree of privacy. There is a sunny and private paved patio area recess adjacent to the rear of the property. Rear gate which opens onto a paved off road parking area with parking bays for 3 vehicles

Services All mains services.

Tenure The property is Freehold

Council tax Band D





Approximate total area

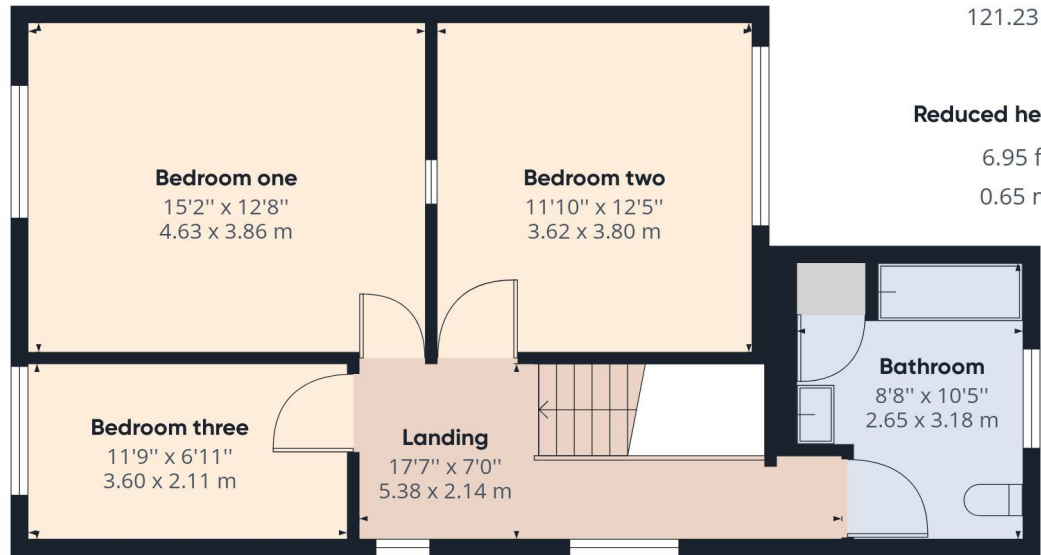
1304.93 ft²

121.23 m²

Reduced headroom

6.95 ft²

0.65 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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