



300 Coldhams Lane
Cambridge, CB1 3HN

Guide price £575,000



300 Coldhams Lane Cambridge, CB1 3HN

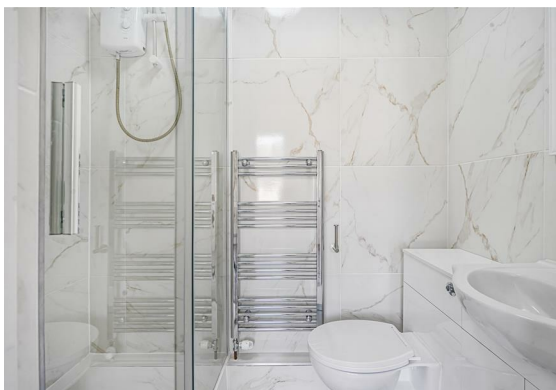
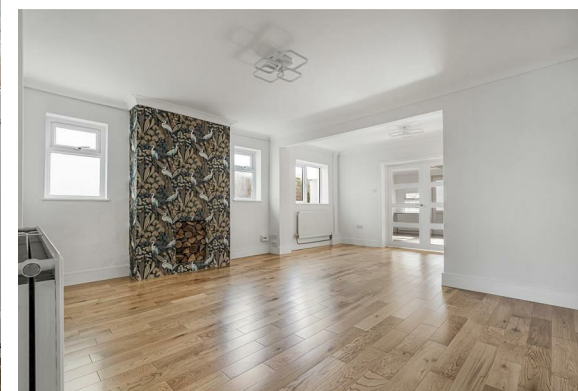
- 1152 sqft / 107 sqm
- Wall insulation and silicon rendering
- Brand new kitchen and shower room
- Energy efficient home (C / 75)
- Easy access to Addenbrooke's and ARM
- Good local schooling
- Driveway parking
- Excellent transport links

A greatly improved and energy efficient 1920's home, offering turnkey accommodation of 1152 sqft / 107 sqm, a private south-west facing garden, and the benefit of no onward chain.

This much improved semi-detached house has been subject to a comprehensive renovation programme over the past 6-months. Recent additions include a brand new kitchen, driveway, carpets and flooring, as well as external insulation and a re-render of the house.

On the ground floor are 2 generous reception rooms, the living room with a feature fireplace and engineered wood flooring continuing through to a dining room with southerly aspects. There is a shower room and W.C, ideal for guests. The brand new kitchen includes various appliances and is finished with solid oak worktops.

Upstairs are 3 bedrooms and a family bathroom with loft access. Bedroom 1 has a newly fitted en suite shower





room & a window above the stairwell bleeds additional light into the first-floor.

Outside is driveway parking & secure gated access to a south-west facing garden, mainly paved with a lawned area & a new storage shed.

Coldhams Lane is located in Romsey. It's historic Common, proximity to the city centre, railway station, & educational facilities have proved popular with families & young professionals alike.

Nearby amenities include the retail & leisure parks of Newmarket Road. There are local shops & a major private gym, as well as a health club on the corner of Cromwell Road & Coldhams Lane. Mill Road with its unique, bustling, cosmopolitan atmosphere & range of bars, cafes & shops is within a mile of the property, as is the central railway station.

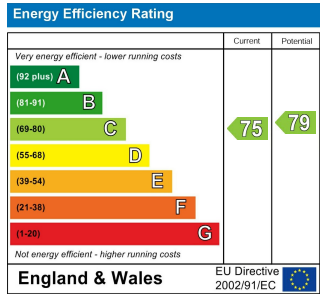
There are a number of excellent nurseries, primary & secondary schools that are a walkable distance from the property.



Approximate Gross Internal Area 1152 sq ft - 107 sq m
Ground Floor Area 661 sq ft – 61 sq m
First Floor Area 491 sq ft – 46 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.