

GRAY
TOYNBEE



150 Coldhams Lane
Cambridge, CB1 3HH

Guide price £475,000



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- Refurbished 3 bed terrace
- Private parking
- Good size garden
- No chain
- EPC rating C

A refurbished, mid-terrace, 3-bedroom house in fantastic condition, with a good-sized garden, private parking, and in a convenient position overlooking Coldhams Common.

The house is offered with no chain, and has just been completely refurbished, the railway station is a 7-minute cycle ride away and the town centre is within easy reach.

There is a hallway with storage under the stairs. The living room has a large window overlooking the common, the kitchen and dining room are open plan and have patio doors to the garden. The kitchen area is brand new, with base and eye-level cupboards and a built-in oven, hob and extractor.

Upstairs, there are three bedrooms, and two are doubles. The shower room is also brand new and includes a good-sized shower, vanity basin, towel rail and WC.

The house has double glazing and gas central heating, has just





been decorated throughout and has new carpets and flooring.

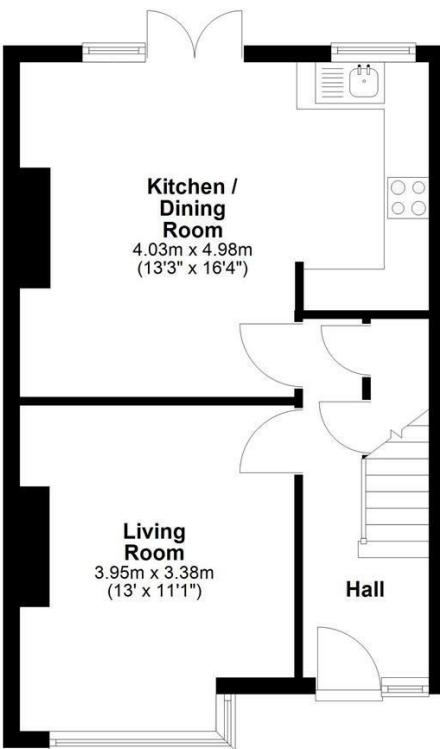
At the front, there is a good-sized garden. The rear garden is surprisingly large and mainly lawn. There is rear access from a lane off Cromwell Road and also a private, block-paved, parking space.

What3words: [///talent.birds.bricks](https://what3words.com/talent.birds.bricks)



Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)

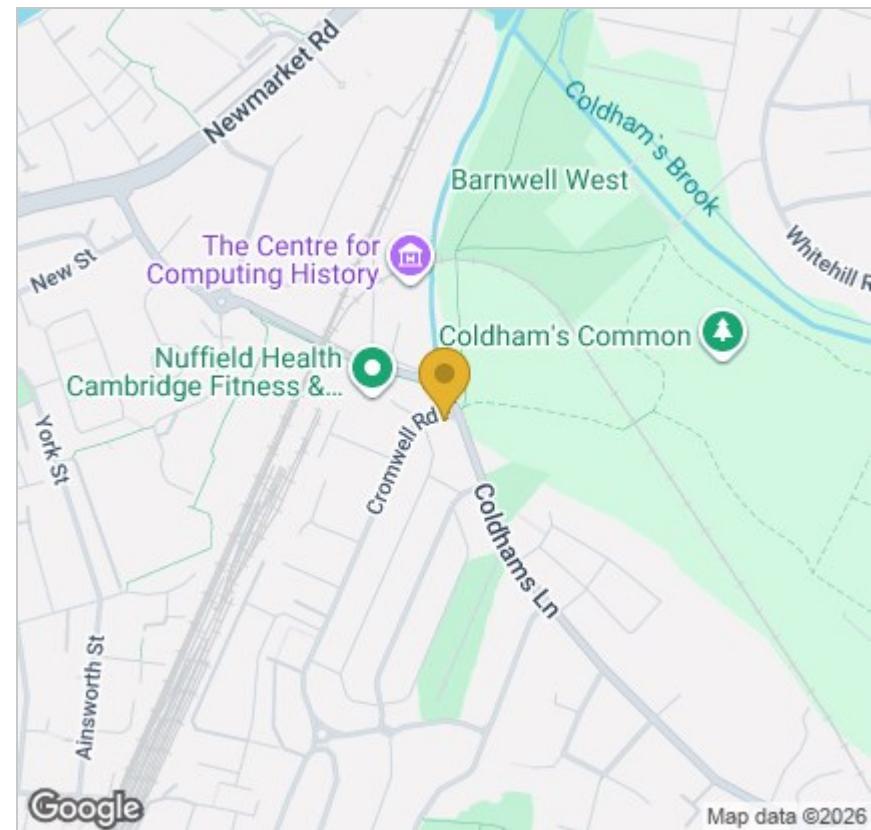
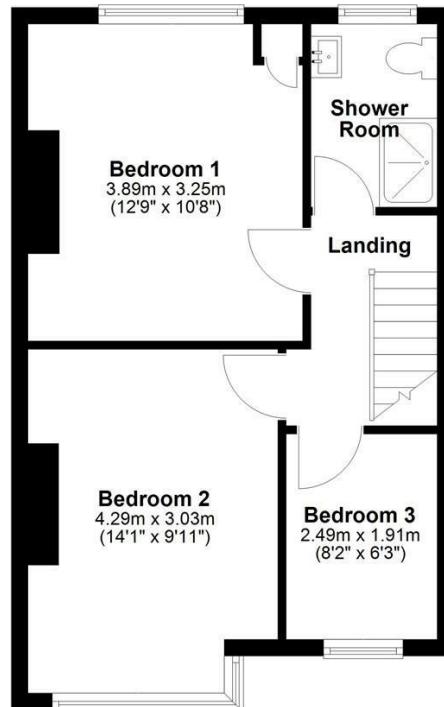
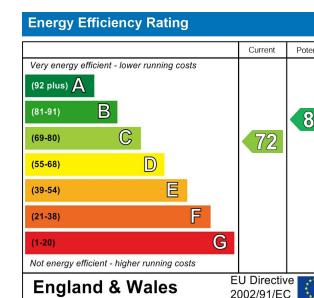


Total area: approx. 77.7 sq. metres (836.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)


Energy Efficiency Graph


Tenure: Freehold
Council tax band: C

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.

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