



10 Coldhams Place  
Cambridge, CB1 3HE

**Offers over £700,000**





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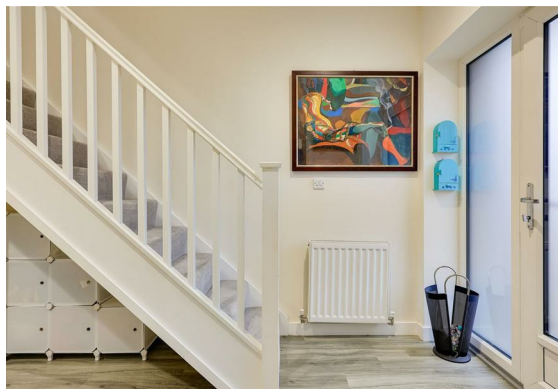
- Peaceful cul-de-sac position
- Allocated parking & visitors' spaces
- Modern Townhouse built in 2020
- Close to Cambridge Station

A modern end-of-terraced home of 1353 sqft / 125 sqm with a south-facing garden & driveway parking, forming part of this select scheme of family homes, close to the heart of Romsey Town.

The ground floor live space has been thoughtfully designed with open-plan modern living in mind, benefits from a dual aspect & a large skylight over the living room area. The kitchen has been fitted with a stylish range of units & includes various integrated appliances. Bi-folding doors lead to the rear garden and there is a useful cloakroom W.C. The study has served as a guest bedroom & offers a degree of versatility to suit individual purchaser's needs.

Upstairs, the accommodation is arranged over 2 floors, the first housing 2 bedrooms & the main bathroom. The principal bedroom is located on the second floor & has the added benefit of an en suite shower room, coupled with a walk-in wardrobe.

Outside, the property is set well back from Coldham's Lane via a private residents driveway. There is driveway parking & visitors parking on a first-come, first-served basis.







The south-facing rear garden has a useful storage shed & offers a superb degree of privacy. There is a well-tended lawned area & a paved terrace, well suited for alfresco dining in the warmer months.

Coldhams place is a select development of just 14 dwellings, conveniently situated just off Coldhams Lane, a few minutes cycle from Mill Road & just 1.4 miles from Cambridge Station.

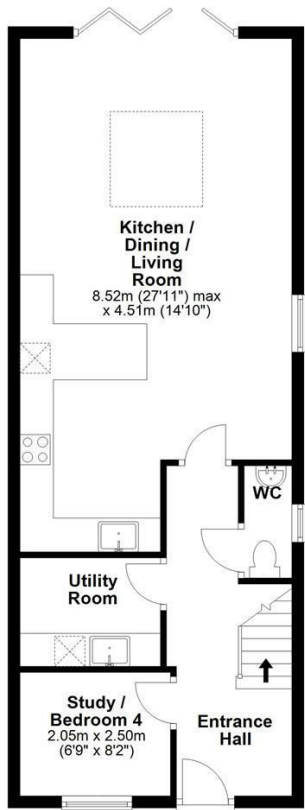
Mill Road offers a wealth of independent shops, cafés & facilities & allows easy access to the City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities.

Arm Headquarters, Addenbrooke's & the biomedical campus are both within easy reach, located just over 2 miles from the property.





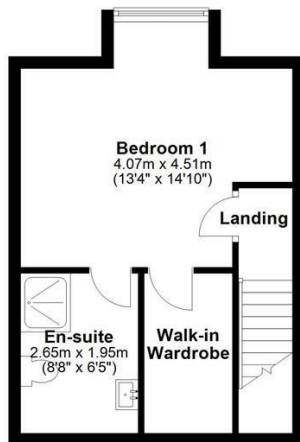
**Ground Floor**  
Approx. 56.7 sq. metres (610.0 sq. feet)



**First Floor**  
Approx. 40.6 sq. metres (436.5 sq. feet)



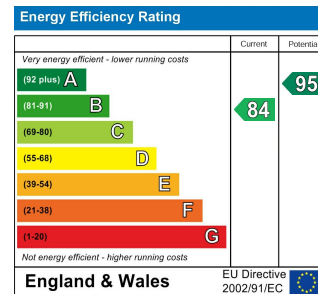
**Second Floor**  
Approx. 28.5 sq. metres (306.9 sq. feet)



Total area: approx. 125.7 sq. metres (1353.4 sq. feet)



**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.

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