



300 Coldhams Lane
Cambridge, CB1 3HN

Offers over £475,000



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- 1132 sqft / 105 sqm
- No onward chain
- Driveway parking
- Gas central heating & double glazing
- Easy access to Addenbrooke's Hospital
- Good local schooling

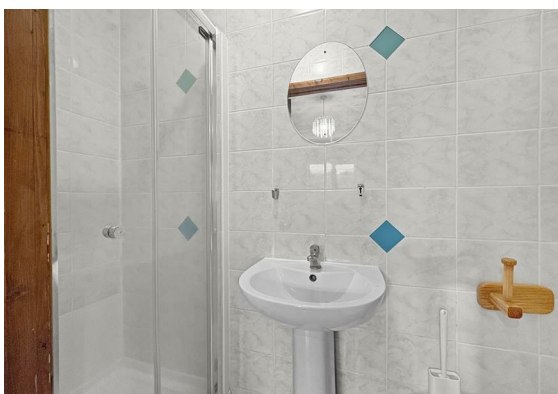
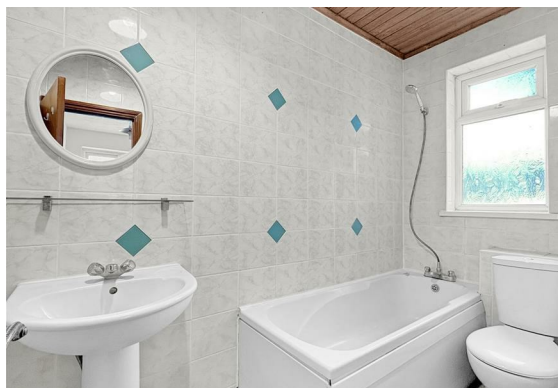
An extended & conveniently positioned semi-detached 1920's house of 1132 sqft / 105 sqm with a south-west facing garden & driveway parking, for sale with the benefit of no chain.

This well-proportioned semi-detached house enjoys a convenient location just east of the city centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities. The property is in need of modernisation yet serves as an exciting opportunity to acquire a spacious home with parking, & enjoying a prominent position in Romsey Town.

The accommodation briefly comprises 3 reception rooms, 2 of which have served as ground floor bedrooms for family members in the past. There is a large living room benefitting from southerly aspects & providing access to a shower room & W.C. The kitchen has been fitted with a matching range of units; integrated appliances include an oven & a 5-ring gas hob with extractor over.

Upstairs are the remaining 3 bedrooms & a family bathroom with loft access. Bedroom 1 has an 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 & enclosed by fencing.

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.

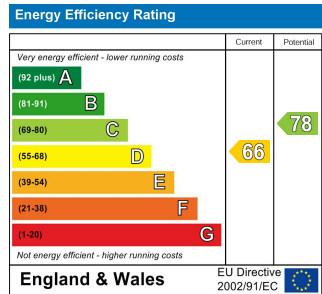
Nearby amenities include the retail & leisure parks of Newmarket Road. There are local shops & a major private gym, as well as a health club on the corner of Cromwell Road & Coldhams Lane. Mill Road with its unique, bustling, cosmopolitan atmosphere & range of bars, cafes & shops is within a mile of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





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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