



300 Coldhams Lane  
Cambridge, CB1 3HN

Offers over £475,000



# 300 Coldhams Lane

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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

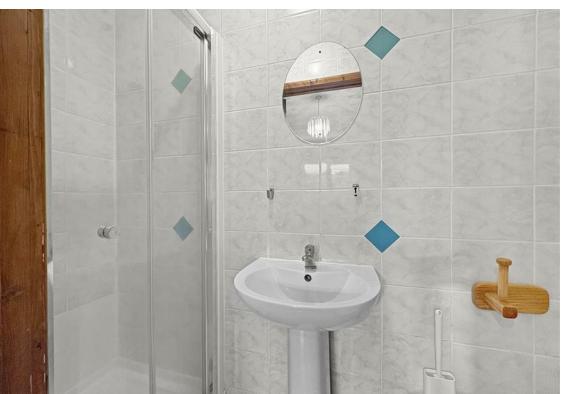
An extended & conveniently positioned semi-detached 1920's house of 1132 sqft / 105 sqm with a south-west facing garden & driveway parking, for sale with the benefit of no chain.

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



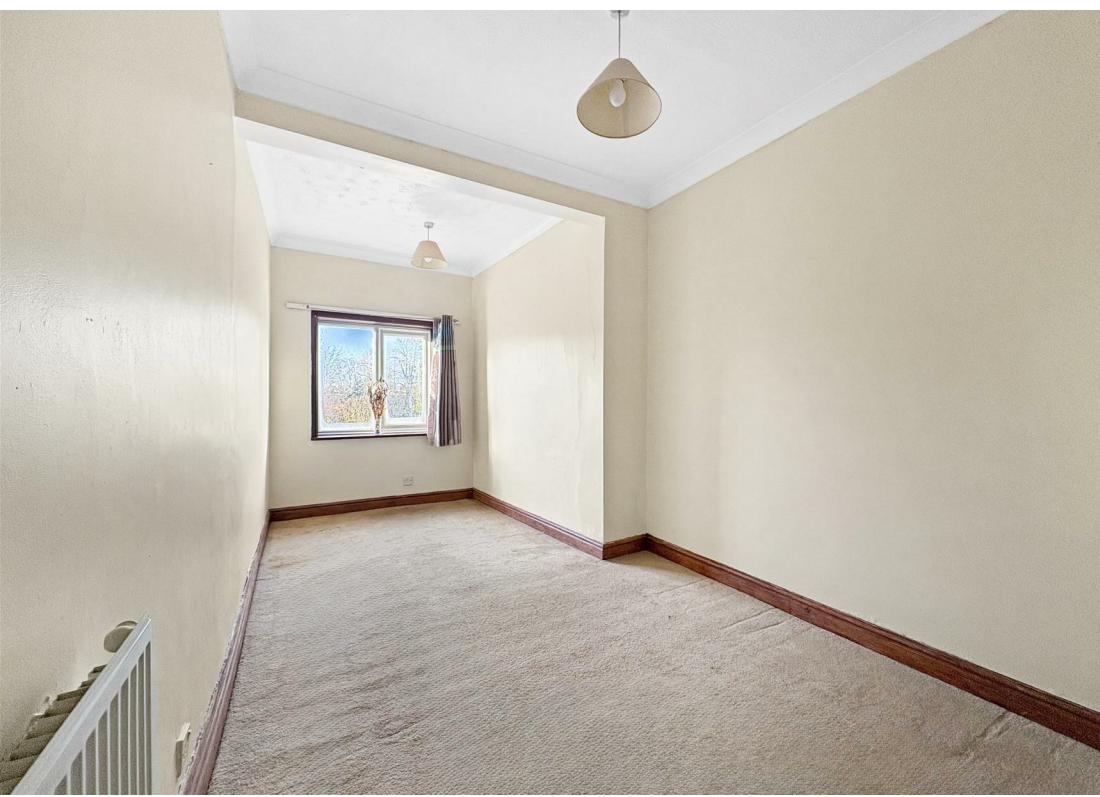


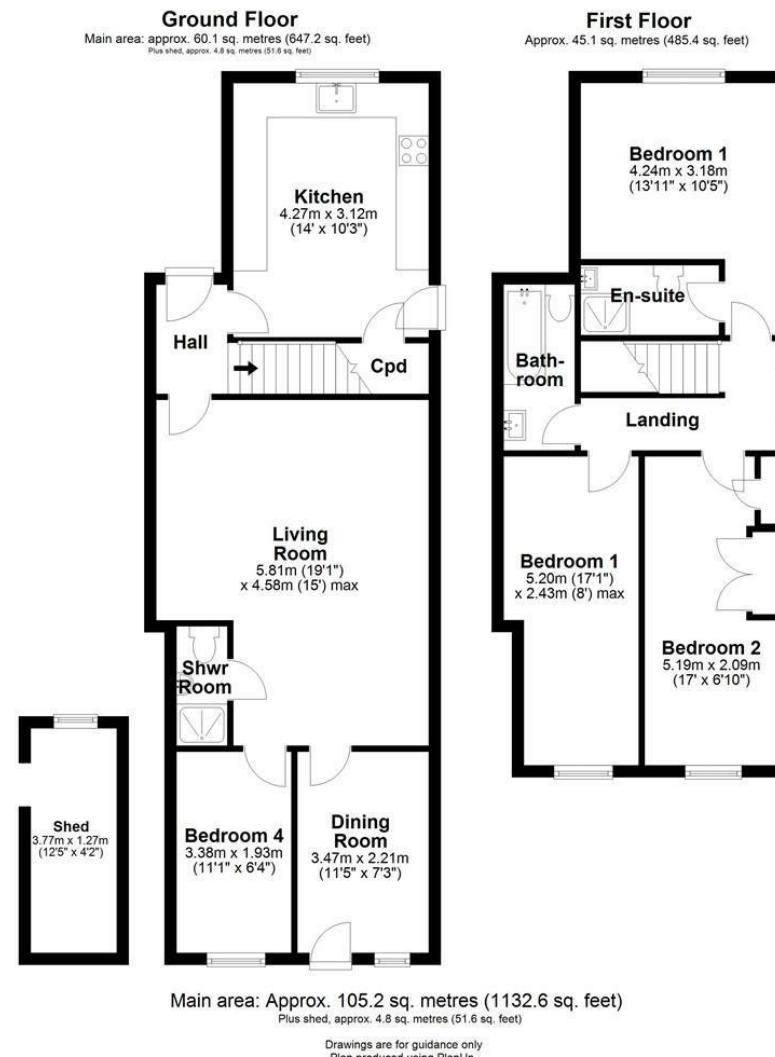
gated access to a south-west facing garden, mainly paved with a lawned area & enclosed by fencing.

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.

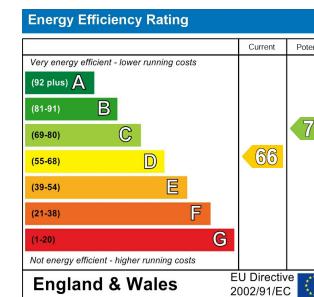
Nearby amenities include the retail & leisure parks of Newmarket Road. There are local shops & a major private gym, as well as a health club on the corner of Cromwell Road & Coldhams Lane. Mill Road with its unique, bustling, cosmopolitan atmosphere & range of bars, cafes & shops is within a mile of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

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