



72 Perne Road  
Cambridge, CB1 3RR

**Guide price £750,000**



## 72 Perne Road Cambridge, CB1 3RR

- No upward chain
- 1512 sqft / 140sqm
- Semi-detached 1930's house
- Ample driveway parking

An extended and very versatile 1930's bay-fronted house with driveway parking and a detached annexe, available with no chain and enjoying a most convenient position in the heart of Coleridge.

No.72 Perne Road is a well-proportioned 1930s semi-detached house of brick-built construction under a tiled roof. The house is currently serving as an Airbnb, but could easily be converted back into a traditional family home.

The accommodation briefly comprises a bay-fronted living room, generous ground floor bathroom and an L-shaped kitchen/dining/family room with a smart range of units, granite worktops and double doors to the rear garden.

The studio / annex has 2 rooms with en suite shower facilities and a living room, with the bedrooms and further en suites arranged over 2 floors in the main body of the house.

Outside there is a paved driveway to the front of the property with additional parking via secure gates via Perne Close for the annex. The garden itself is mainly paved for



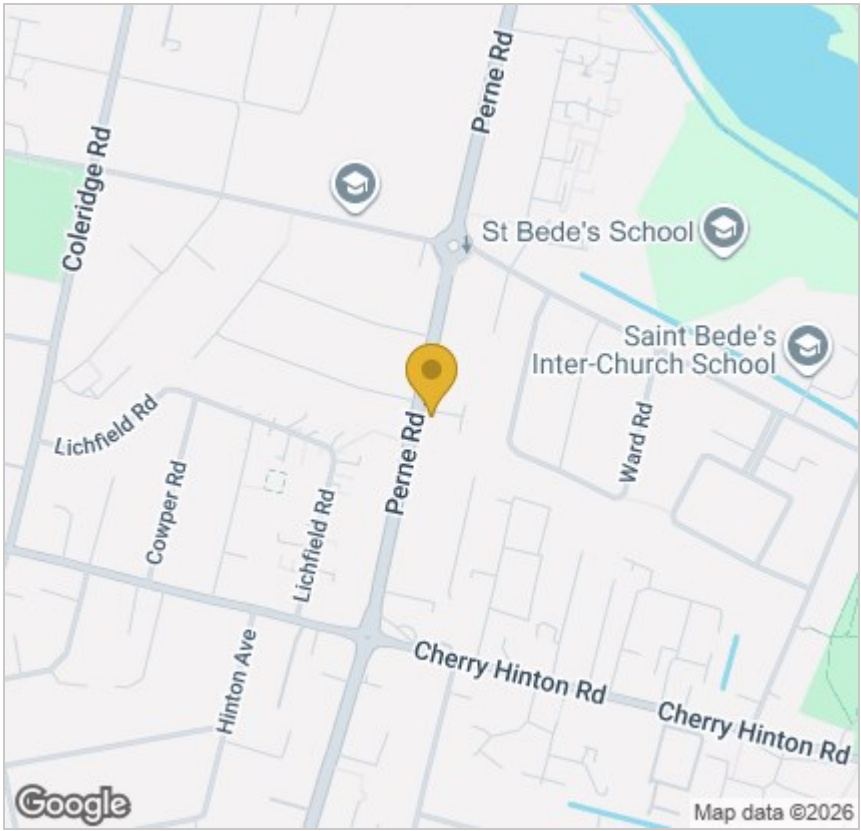
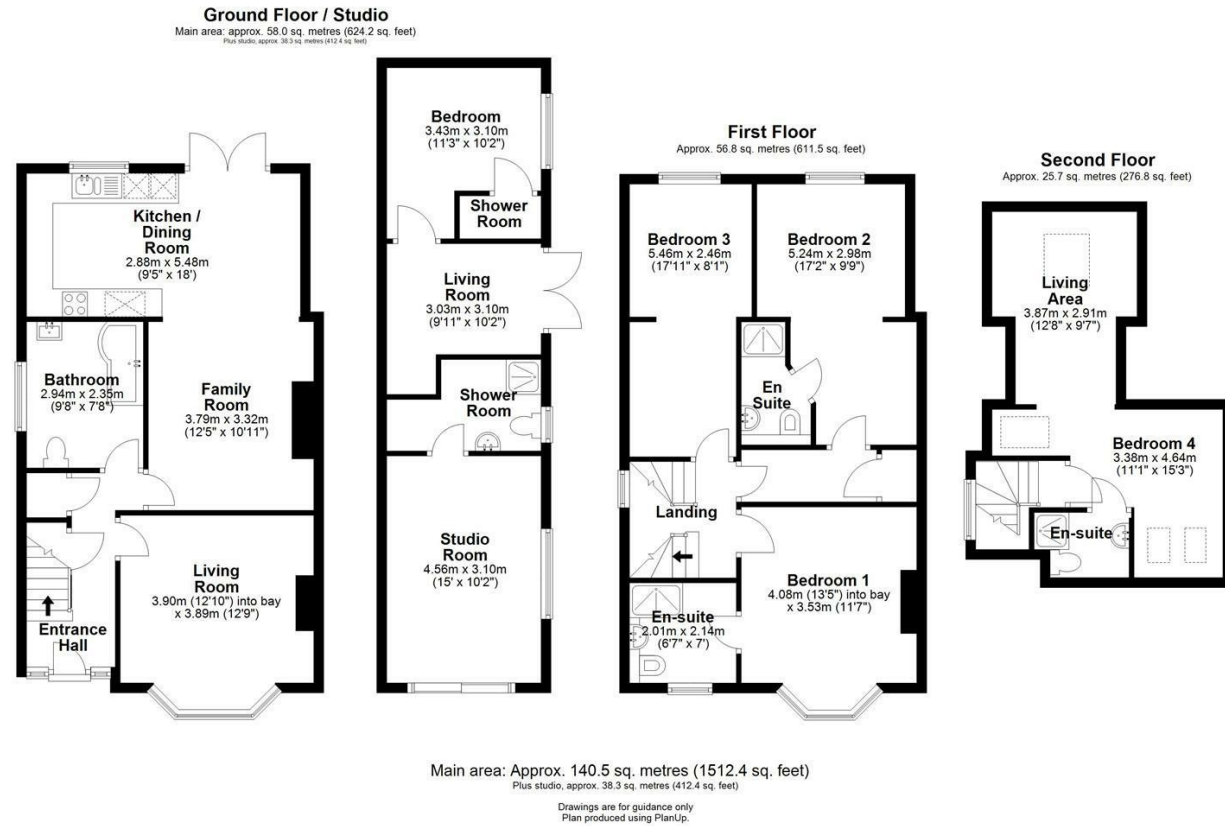


ease of maintenance, the remainder is laid to lawn. There is also a useful storage shed at the foot of the garden.

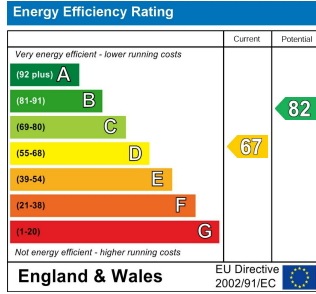
Perne Road is conveniently placed for access to a wide range of facilities, Addenbrooke's and the City Centre. Coldham's Common, Coleridge rec & Cherry Hinton Hall Park offer extensive parkland & play areas. There are also amenities nearby including a Co-op store, petrol station, chemist, newsagents & Balzano's deli.

Schooling includes St Bede's Inter-Church School (Ofsted Excellent), Coleridge Community College & Netherhall incorporating the Oaks sixth form (All Good). Hills Road & Long Road Sixth forms are 1.2/1.6 miles away. Ridgefield Primary School also has Good Ofsted ratings.





### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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