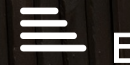




188 Perne Road
Cambridge, CB1 3NX

Guide price £625,000



188 Perne Road Cambridge, CB1 3NX

- 3 bed, 3 recep, 1.5 bath
- 364 sqm / 0.09 acre plot
- Excellent local schooling
- Close to Addenbrooke's and Cambridge Station
- Scope to extend (STPP)

An attractive 1930's bay-fronted home with driveway parking and a garage, enjoying beautifully tended front and rear gardens and a convenient position in this popular Coleridge neighbourhood.

This 1930's semi-detached house has served as a family home for 9 years and enjoys a convenient position in the heart of Coleridge. On the ground floor is an entrance hall with space for coats and footwear, understair storage and access to a cloakroom W.C. There are 3 reception rooms including a bay-fronted living room and a dining room with access to a double glazed conservatory. The kitchen has a comprehensive range of units, has various integrated appliances and an adjoining utility room with space and plumbing for additional appliances.

Upstairs are three bedrooms and a family bathroom, coupled with a separate W.C. There is a large loft which offers exciting scope to extend, subject to planning permission.

Outside the front of the property has driveway parking and is partially enclosed by a picket fence. Double side gates lead to a garage





and a private rear garden offering a variety of shrubs, bushes, roses and trees. There is a paved terrace immediately adjacent to the house itself and a pathway leading to the side of the garage to a further paved patio area behind the garage.

Perne Road is well placed for access to a wide range of facilities, Addenbrooke's, Arm Ltd & 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, petrol station, chemist, newsagents & Balzano's deli.

Schooling includes St Bede's Inter-Church School, Coleridge Community College & Netherhall incorporating the Oaks sixth form. Hills Road & Long Road Sixth forms, & Ridgefield Primary are also nearby.

Agent's Note: There are architectural plans available, please contact Gray & Toynbee for further details.



