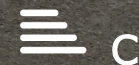




15 Coles Road  
Milton, CB24 6BL

Guide price **£375,000**



## 15 Coles Road

Milton, CB24 6BL

- Driveway and garage
- Popular village
- South East facing garden
- No chain

A well positioned 3-bedroom semi-detached home with driveway and garage in need of sympathetic refurbishment, in a popular village location, within walking distance of the excellent local amenities.

The property is in good condition overall, though it is somewhat dated and would benefit from general modernisation throughout. The accommodation comprises in brief, a side entrance door leading to the entrance hallway. There is a bright living room to front with gas fireplace. There is a shower room on the ground floor which has been newly refitted with walk in shower cubicle, WC, vanity unit and heated towel rail. To the rear of the property is the kitchen/dining room which enjoys direct access onto the garden. The kitchen is fitted with wall and base units, an integrated electric oven with gas hob, and further appliances to remain.

Upstairs, off the landing, there are three bedrooms. The main bedroom is bright and spacious with built in storage. There is a further single bedroom and a box room, ideal for a home study/nursery.





Outside to the front there is a driveway with parking for two cars and a shared driveway to the side leads to a single garage. The rear garden, which is south easterly facing, is enclosed and mainly laid to lawn with established flower and shrub borders and a useful timber shed.

Milton is an extremely well-served village with independent shops and a major supermarket, a large country park and a local school easily accessible. Access to the Cambridge Science and Business parks, as well as the A14 and M11, is very straightforward.

SatNav: CB24 6BL

What3words: ///acting.solo.brush

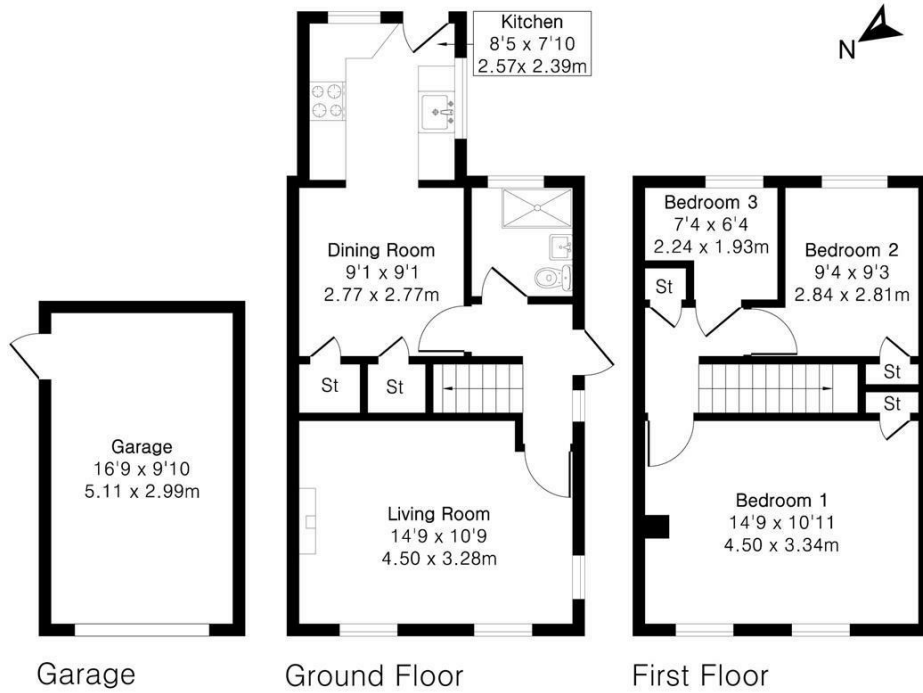


**Approximate Gross Internal Area 764 sq ft - 71 sq m  
(Excluding Garage)**

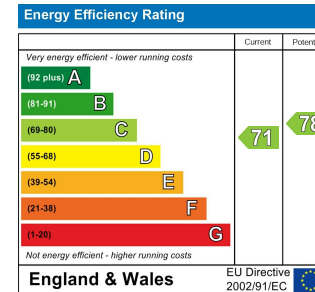
Ground Floor Area 417 sq ft – 39 sq m

First Floor Area 347 sq ft – 32 sq m

Garage Area 164 sq ft – 15 sq m



### 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.