An attractive semi detached residence adjacent to Coleridge Recreation Ground with off road parking and large mature rear garden, conveniently located for the railway station, schools and the city

- Attractive property in highly sought after location
- Adjacent to Coleridge Recreation Ground
- Flexible/versatile living accommodation
- Large kitchen/breakfast room
- Two reception rooms
- Gas central heating & Double glazing
- Many appealing features
- Driveway parking and store areas
- Delightful mature rear garden
- Possibility to purchase attached potential annexe if desired

Offers around £695,000
Coleridge Road is less than one and a half miles south of the city centre. There are excellent local facilities in the area including restaurants, cinema, 24 hour gymnasium and a small Tesco store located off Clifton Road as well as other shops on Cherry Hinton Road. Many of the city’s renowned schools are close by including Hills Road Sixth Form College and The Perse. The railway station is just over half a mile away and Addenbrookes Hospital is readily accessible.

This attractive residence enjoys a particularly good position being adjacent to Coleridge Recreation Ground and benefits from flexible living accommodation and a generous rear garden.

The attached one bedroom residence (approximately 54sq.m) set in its own grounds with entrance lobby, large living room, kitchen, bathroom and double bedroom could be available by separate negotiation (circa £300,000) should it be of interest to any particular purchase wishing to purchase the whole.

**RECESSED PORCH** with part glazed door with lead glass detailing to

**RECEPTION HALL** with stairs to first floor, radiator, dado rail, picture rail, stripped pine doors to

**CLOAKROOM** with double glazed window to front, wc with concealed cistern, wash handbasin, radiator, quarry tiled floor.

**SITTING ROOM** 14’ 5” in to bay x 13’ 11” (4.39m x 4.24m) with double glazed bay window to front, cornice, picture rail, timber mantelpiece with real flame coal effect gas fire, tiled slips and hearth, built in shelving to chimney breast recess, radiator.

**DINING ROOM** 12’11” x 11’10” with glazed window panels and doorway aperture to kitchen/breakfast room (see later), feature open fireplace with shelving to sides, dado and picture rails, radiator.

**KITCHEN/BREAKFAST ROOM** 15’ 11” narrowing to 14’1” x 15’ 2” (4.85m x 4.62m) a good sized room with double glazed sliding doors and window to rear with access and views to rear garden, large skylight, excellent range of shaker style fitted wall and base units with roll top work surfaces and tiled splashbacks, breakfast bar, 4 ring gas hob with extractor hood over, Indesit double oven, plumbing for dishwasher, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, radiator, recessed ceiling spotlights, under unit lighting, glazed pine door to

**SIDE LOBBY** with part glazed upvc door to side, coat hooks, striped pine door to bedroom 4 (not used and blocked off), door frame to

**UTILITY AREA** 6’ 5” x 3’ 11” (1.96m x 1.19m) with window to rear, wall mounted Worcester gas combi boiler, plumbing for washing machine, space for fridge/freezer, power/electric, quarry tiled flooring.

**BEDROOM 4/ STUDY** 9’ 4” x 8’ 11” (2.84m x 2.72m) with window to side, picture rail, dado rail, radiator, door frame with original access door to lobby (currently blocked off and not used).

**FIRST FLOOR**

**LANDING** with window to side, dado rail, loft access hatch, radiator, stripped pine doors to

**BEDROOM 1** 14’ 5” in to bay x 13’ 11” (4.39m x 4.24m) with bay window to front, cornice, picture rail, timber mantelpiece, adjacent double doors to built in wardrobe cupboard with hanging rail and shelving, radiator.

**BEDROOM 2** 13’ 1” x 12’ 0” (3.99m x 3.66m) 10’ to fitted wardrobes with window to side, bay window to rear with views to garden, fitted wardrobes to length of one wall, built in linen cupboard, further built in shelved cupboard, radiator, picture rail.

**BEDROOM 3** 9’ 4” x 8’ 11” (2.84m x 2.72m) with window to rear with views to garden, picture rail, dado rail, radiator.
BATHROOM with window to front, panelled bath with mixer taps and shower attachment, wash handbasin with display shelf to side and wc with concealed cistern, extractor fan, fully tiled walls, built in mirror, ceramic tiled flooring.

OUTSIDE Front garden area with low growing shrubs and gravel set behind a brick retaining wall. Driveway parking for three vehicles, second timber gate to side leading onto a further paved area with outside tap and leading to the detached garage garage.

The long rear garden (120ft approx.) is another particular feature of the property with a paved patio adjacent to the rear of the property. The rest of the garden consists predominantly of lawn with various flower and shrub borders and specimen trees.

SERVICES All mains services.

TENURE The property is freehold.

COUNCIL TAX Band D

VIEWING By arrangement with Pocock and Shaw

KBG/16919

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.