148 Coleridge Road, Cambridge, CB1 3PR
Guide Price £375,000  Freehold
AN OLDER STYLE THREE BEDROOM MID TERRACE FAMILY HOME WITH WELL PROPORTIONED ACCOMMODATION AND A LARGE GARDEN WITHIN EASY DISTANCE OF CAMBRIDGE RAILWAY STATION AND THE CITY CENTRE

Entrance hall • sitting room • kitchen/dining room • cloakroom • utility • three bedrooms • first floor bathroom • double glazing • gas central heating • gardens to front and rear • garage • offered with no onward chain

This three bedroom mid terrace home is located in a highly regarded area of the City and has well proportioned accommodation arranged over two floors. On the ground floor there is an entrance hallway, a good sized sitting room, a kitchen/dining room with bay window to front and a range of fitted units, rear lobby, cloakroom and a useful utility room. On the first floor there are three good sized bedrooms and a bathroom with three piece suite. Outside, the front garden is mainly laid to lawn with path to front door and the rear garden extends to about 55ft, mainly laid to lawn, enclosed with fencing and gated pedestrian access to the rear leading to a single garage in a block. The property benefits from double glazed windows and gas central heating and no onward chain.

KEY FEATURES
Sought after location
Morley Primary School Catchment area
Easy distance of railway station and City centre
Gardens to front and rear

LOCATION
Coleridge Road is very well placed for both the railway station and Addenbrookes Hospital. There is local shopping and amenities nearby including leisure park with cinema complex, restaurants and bar, convenience stores, in addition to a library on Rock Road. There is primary schooling at Morley Memorial and secondary schooling, private schooling and sixth form colleges within the vicinity.

SERVICES
All mains services are connected.

STATUTORY AUTHORITIES
Cambridge City Council
Cambridgeshire County Council

FIXTURES AND FITTINGS
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING
Strictly by appointment through Redmayne Arnold and Harris:
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ  T: 01223 323130

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.