



Coleridge Road, Cambridge, CB1 3PN



pocock & shaw

Residential sales, lettings & management

143 Coleridge Road
Cambridge
CB1 3PN

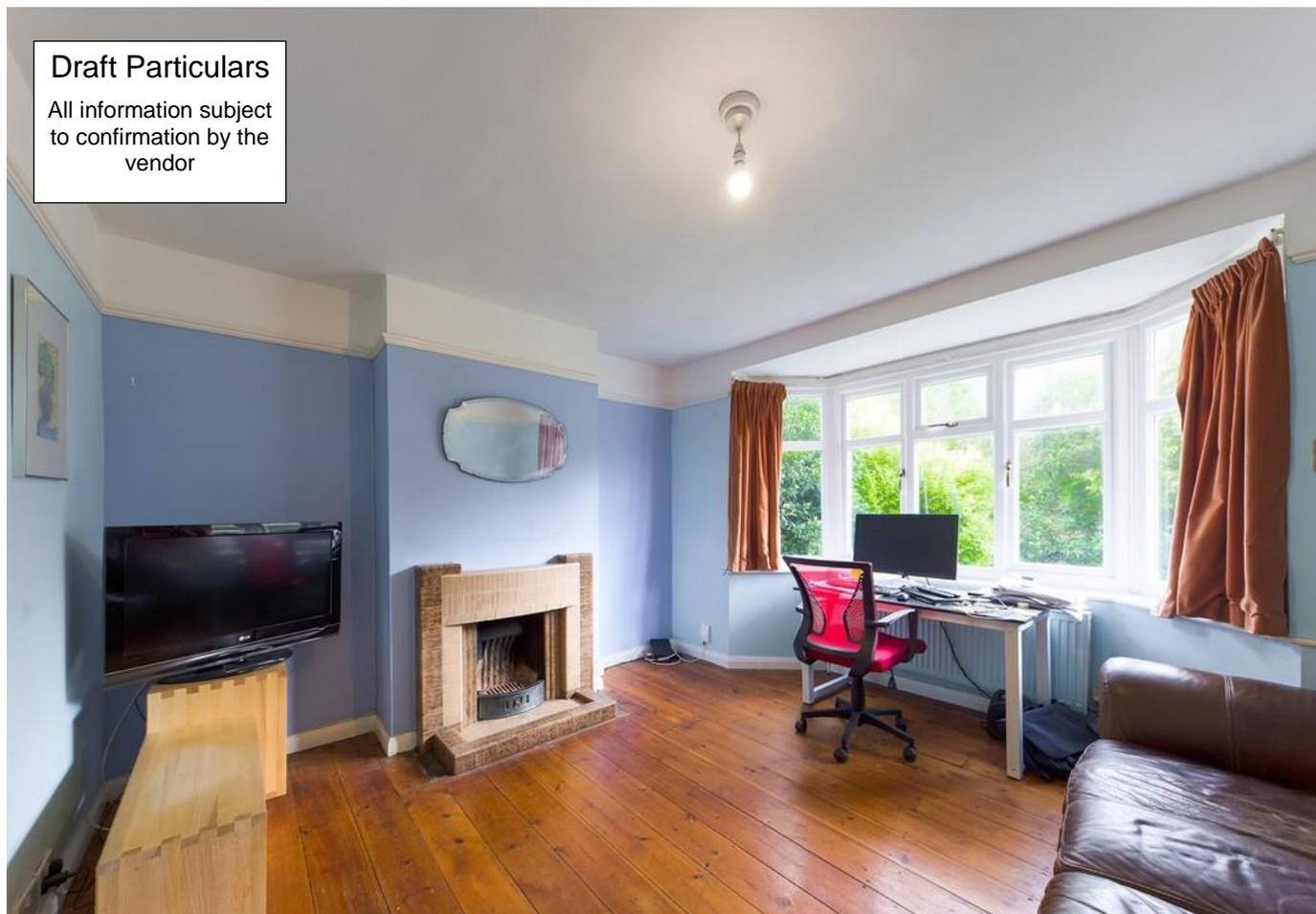
An established and extended semi-detached family house situated opposite Coleridge park and tennis courts.

- Sought after location
- Opposite Coleridge Recreation Ground
- Flexible/versatile living accommodation
- Kitchen/Breakfast Room
- Impressive Dining/Family Room
- Front Sitting Room
- Gas central heating and Double glazing
- 4 First Floor Bedrooms
- Delightful mature rear garden
- No upward chain
- Front door and side window have original leaded glass from 1920

Guide Price £645,000

Draft Particulars

All information subject
to confirmation by the
vendor



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 opposite Coleridge Recreation Ground and benefits from flexible living accommodation and a generous rear garden.

In detail the accommodation comprises;

GROUND FLOOR

Part glazed front door to

RECEPTION HALL with window to front, understairs cupboard with meters and electric consumer unit, radiator, stairs to first floor, exposed timber floorboards, doors to

CLOAKROOM with window to side, wc, wash handbasin, fully tiled walls.

SITTING ROOM 12' 11" x 10' 6" (3.94m x 3.2m) excluding bay with double glazed bay window to front, picture rail, tiled open fireplace with full working chimney, radiator, timber floorboards.

SITTING/DINING/FAMILY ROOM 26' 0" x 11' 0" (7.92m x 3.35m) spacious room with part vaulted ceiling, loft light, double glazed timber window and glazed door to rear garden, two radiators, uplighting at picture rail height, serving hatch to kitchen, built in shelving to one wall, pine floorboards.

KITCHEN/BREAKFAST ROOM 18' 5" x 9' 11" (5.61m x 3.02m) with window to side, part glazed door to side, window to rear giving attractive views to garden, radiator, ceiling mounted spotlight units, range of fitted wall and base units with roll top work surfaces and tiled splashback, space for under counter fridge, space and plumbing for under counter washing machine and dishwasher, stainless steel sink unit and drainer, gas cooker point with extractor hood, space for fridge/freezer, radiator.

FIRST FLOOR

LANDING with window to front, airing cupboard with slatted wood shelving and factory lagged hot water tank, loft access hatch, radiator, doors to

BEDROOM 1 12' 10" x 10' 11" max (3.91m x 3.33m) with window to rear, built in wardrobes to part of one wall, radiator behind lattice fronted box cover, pine floorboards.

BEDROOM 2 12' 9" to chimney breast x 10' 6" (3.89m x 3.2m) with window to front, radiator, built in wardrobe cupboards to both sides of chimney breast, picture rail.

BEDROOM 3 9' 7" x 8' 1" (2.92m x 2.46m) with window to side, picture rail, radiator.

BEDROOM 4 7' 11" x 6' 9" max (2.41m x 2.06m) with window to side, radiator.

BATHROOM with window to side, panelled bath with three quarter tiled surround and Aqualisa shower over, wc, wash handbasin with tiled splashback, radiator, extractor fan.

Note: The large loft is full boarded suitable for large amount of storage (not as living space) with a velux window.



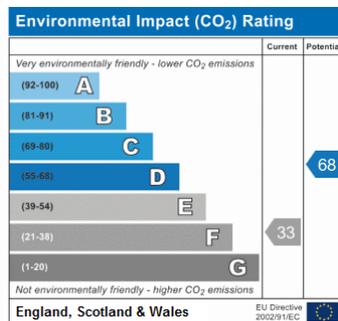
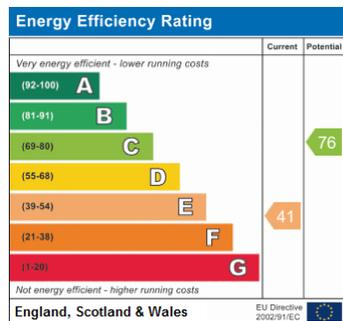
OUTSIDE Front lawned garden set behind a screening hedge with well stocked flower and shrub borders. Adjacent paved driveway providing off road parking for two vehicles and double timber gates leading onto a paved driveway to detached brick built single garage with aluminium up and over door to front, light on PIR sensor. Paved patio area adjacent to the rear of the property leading onto a large rear garden approx. 140ft mainly laid to lawn with mature flower and shrub borders and timber shed.

Useful timber workshop at the end of the garden divided into two areas with two separate access doors.

The whole extending to approx. 150ft and offering a high degree of privacy and seclusion.

SERVICES All mains services.
TENURE The property is Freehold
COUNCIL TAX Band D
VIEWING By arrangement with Pocock & Shaw

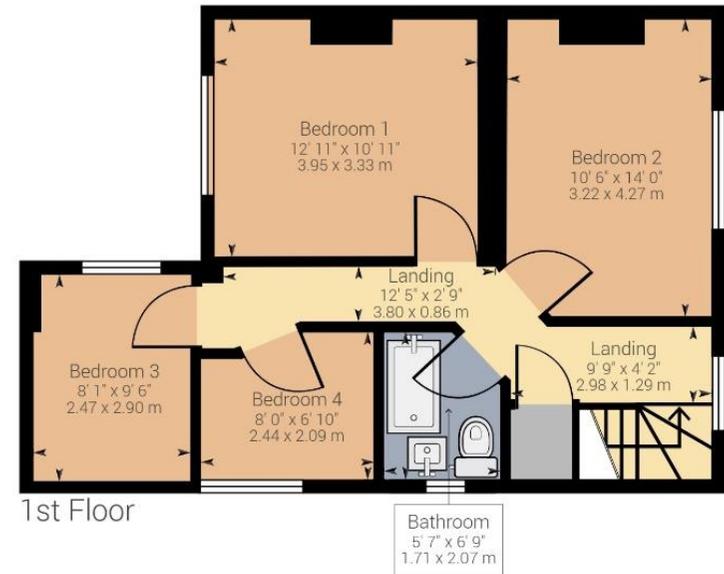
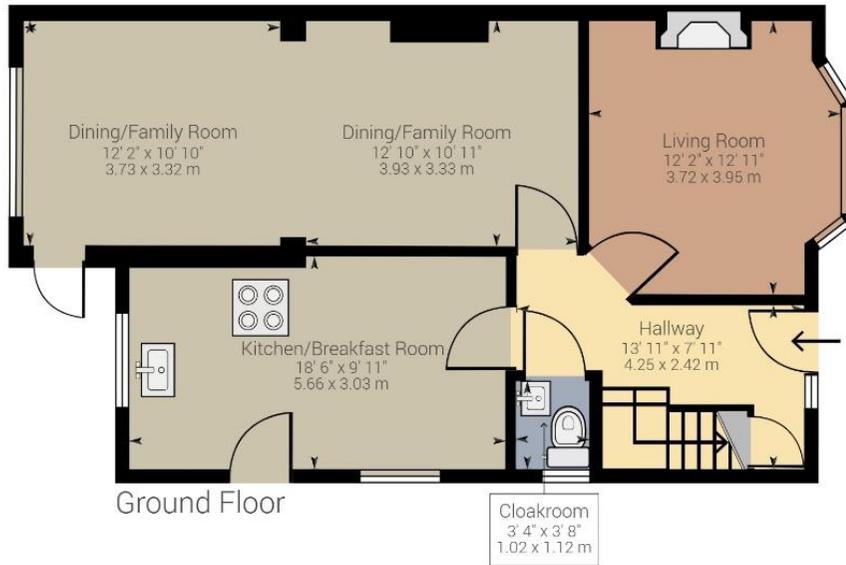
KBG/17261



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

pocock & shaw
 Residential sales, lettings & management

143 Coleridge Road, Cambridge, CB1 3PN



Approximate net internal area: 1271.57 ft² / 118.13 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

pocock & shaw
Residential sales, lettings & management