



Coleridge Road, Cambridge
CB1 3PJ

Pocock+Shaw

92 Coleridge Road
Cambridge
Cambridgeshire
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A spacious four bedroom semi-detached family home, built in 1928, offering versatile accommodation in this sought after area within walking distance of the railway station and Mill Road.

- Spacious 4 bedroom semi detached house built in 1928
- Versatile living accommodation with many appealing and period features
- Highly sought after location
- Kitchen/breakfast room
- Dining room/second sitting room
- Delightful mature rear garden with seating/entertaining areas
- Large timber store/shed
- Must be viewed to be fully appreciated.
- No upward chain

Guide Price £820,000



Coleridge Road is a highly desirable residential area off Cherry Hinton Road towards the Mill Road end of the city and is well placed for the historic centre, railway station, Addenbrooke's Hospital and the Biomedical Campus. Local shopping is on the nearby vibrant Mill Road which offers easy access to a good range of independent shops, cafes and restaurants. The property is also within walking distance of the railway station and is well placed for the historic centre and Addenbrooke's Hospital/Biomedical Campus.

The property was built in 1928 and has been owned by the current vendors for about 30 years. During that time the property has benefitted from a loft extension (2003) and has recently had a new shower room fitted (2025), a new gas combination boiler in 2018 and the gardens landscaped.

Located within a highly sought after area of the city, this semi-detached four bedroom house now offers spacious and flexible accommodation over three floors, set within a large mature garden with parking to the front.

AGENT NOTE: The vendors are not wanting to vacate the property until the end of January 2027 earliest and ideally not before end of February 2027

Offered with no upward chain and enjoying the additional benefit of a large 140ft (approx) rear garden, the property needs to be viewed to be fully appreciated. In detail the accommodation comprises;

Ground Floor Part glazed timber front door to

Entrance hallway with picture rail, radiator, stairs to first floor, exposed timber floorboards, doors to

Reception room 15'3" x 12'7" (4.65 m x 3.83 m) with double glazed bay window to front, picture rail, radiator, open fireplace with grate and tiled hearth, built in (adjustable) shelving to both sides of the chimney breast, exposed timber floorboards.

Dining/family room 12'1" x 12'6" (3.68 m x 3.81 m) with window to side, picture rail, radiator, tiled mantle and hearth with open fireplace, pine shelving to one

side of the chimney breast, pine shelving with integrated desk unit to two walls, exposed timber floorboards, opening onto

Kitchen/breakfast room 17'1" x 18'1" (5.20 m x 5.50 m) window to rear offering delightful views to rear garden, window to side, part vaulted ceiling area with two velux windows to side, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks and breakfast bar area, space for Belling classic gas range cooker, stainless steel sink unit with double drainer, space for fridge/freezer, extractor fan, semi accessed ceiling spotlights to kitchen area, radiator, tiled feature fireplace aperture with built in shelved cupboard to side, understairs cupboard with meters, shelving and lighting, high level pine shelf, door to

Utility room 6'6" x 5'3" (1.99 m x 1.59 m) with door and window to rear, stainless steel sink unit and drainer, part tiled walls, space and plumbing for washing machine, coathooks, built in shelving, quarry tiled flooring.

WC adjacent to utility room but access via external door, wc with high level cistern, quarry tiled flooring and lighting.

First Floor

First floor landing with dado rail, stairs to second floor.

Bathroom with window to side, 'P' shaped bath with fully tiled surround, curved glass shower screen and chrome shower unit over, wc, wash handbasin, heated towel rail, linen cupboard with slatted wood shelving.

Bedroom 2 18'6" x 13'1" (5.64 m x 4.00 m) with large bay window to front, feature tiled period fireplace, radiator, picture rail, built in pine wardrobes to one wall with desk unit and shelving, recessed bookshelves, further book shelving to other side of chimney breast, exposed timber floorboards. This room is currently set up as an additional Sitting Room.



Bedroom 3 12'2" x 11'11" (3.70 m x 3.62 m) with window to rear, period feature fireplace, picture rail, recessed book shelving, further timber shelving to other side of book case, built in pine wardrobes to part of one wall.

Bedroom 4 10'6" x 10'3" (3.21 m x 3.12 m) with window to rear with views to rear garden, feature period fireplace, built in corner desk area with shelving over, radiator.

Second Floor

Small landing area with velux window to rear, recessed ceiling around spotlights, pine flooring, doors to

Bedroom 1 16'1" x 9'8" (4.91 m x 2.94 m) with window to rear, velux window to front, recessed ceiling spotlights, doors to eave storage voids, radiator, built in over stair cupboard with clothes hanging rail, recessed book/display shelf, pine strip flooring.

Shower room 10'10" x 5'10" (3.31 m x 1.77 m) with velux window to side, recessed ceiling spotlights, wc, wash handbasin, contemporary glass shower cubicle, extractor fan, shaver point with recessed glass shelving below, LVT flooring, doorway (restricted height) to

Boiler/store room 6'7" x 5'9" (2.00 m x 1.74 m) useful room with velux window to rear, eave storage space, lighting, wall mounted Worcester Comfort RF gas combination boiler, radiator.

Outside Gravelled driveway to front with potential to park two vehicles, path to side gate providing access to the mature landscaped rear garden.

Rear Garden The property enjoys a mature and well planted/stocked rear garden which enjoys a sunny aspect, extends to approximately 140ft and enjoys a high degree of privacy. A generous paved patio adjacent to the rear of the property (with water butt and a large timber shed/store- see later) leads on to a wildlife pond with rustic water feature and then onto a lawned area with well stocked borders including a native species hedge with trees including birch, ash

and cherry a meandering pathway to a vegetable garden area with greenhouse and composting station.

Timber shed (11'11" x 7'10") with window to side, lighting, power and shelving.

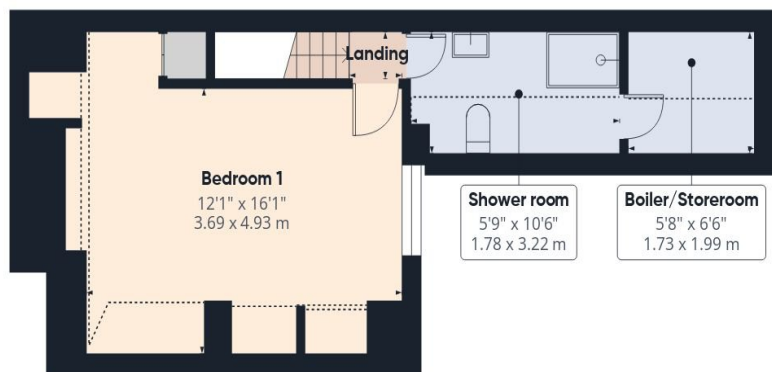
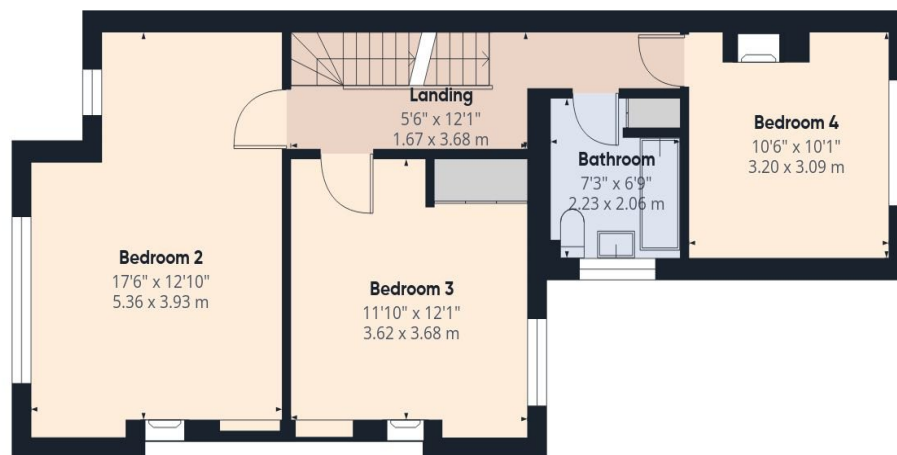
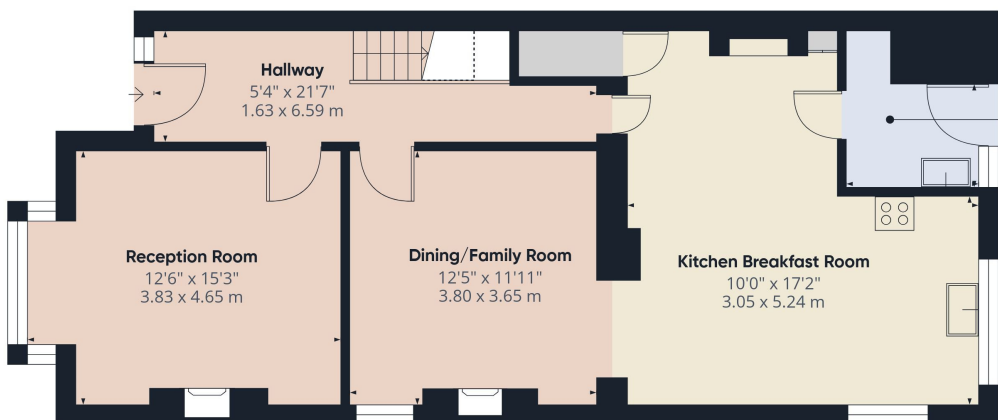
Adjacent timber store 7'11" x 7'9" with window to side, power, lighting and shelving.

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw





Approximate total area

1625 ft²

151 m²

Reduced headroom

80 ft²

7.4 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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