

ENTRANCE HALL Double glazed door, doors off to bathroom, dining room and living room and radiator.

LIVING ROOM 15' 1" max x 10' 10" max (4.61m x 3.31m) Two double glazed windows to front and double glazed window to side, brick chimney breast with recess either side, two radiators.

BATHROOM Obscured double glazed window to rear, low level wc, pedestal wash basin and panelled bath with shower over.

DINING ROOM 9' 1" x 9' 1" (2.79m x 2.77m) Recess under stairs for fridge/freezer and storage space, radiator, tile effect flooring. Opens to kitchen.

KITCHEN 8' 11" x 7' 7" (2.72m x 2.32m) Double glazed window to rear, double glazed door and window to side, sink unit with drainer, electric double oven, four ring electric hob with extractor over, space and plumbing for washing machine and dishwasher.

STAIRS TO FIRST FLOOR LANDING Doors off to all bedrooms, loft access, cupboard housing the wall mounted gas fired boiler unit.

BEDROOM ONE 14' 11" x 11' 0" (4.55m x 3.37m) Two double glazed windows to front, built-in wardrobe and over stairs storage, two radiators.

BEDROOM TWO 15' 5" max x 7' 5" max (4.70m x 2.28m) Double glazed window to rear, radiator.

BEDROOM THREE 9' 4" x 9' 4" (2.87m x 2.85m) Double glazed window to rear, storage over stairs and radiator.

OUTSIDE To the front of the property is a lawned garden with various shrubs set to borders, gravel driveway leading to garage and side access to rear garden.

Rear garden is mainly laid to lawn with various mature flowers and shrubs set to borders and beds, patio, greenhouse, personal door to garage.



LOCATION AND FACILITIES Milton is a well-served village, located approximately 5 miles north of Cambridge and benefits from excellent access to the A14, M11 and A10. It has a regular bus service, access to a Park and Ride into central Cambridge and designated cycle routes.

It benefits from a large Tesco supermarket and petrol station, four public houses, doctor's surgery, vets, florist and numerous hairdressers/barbershops. There are two churches in the village - All Saints and The Apostolic Church. There is a community centre, which holds regular events for all ages and can be hired out for functions, and recreation ground featuring a bowls green, tennis courts, football and five a side football pitches.

It has its own primary school and falls within the catchment area for two local secondary schools, Cottenham Village College and Impington Village College with transport provided to both.

In close proximity to the Cambridge Science Park and Cambridge Business Park and also has its own Country Park, Milton Country Park which is overseen by the Cambridge Sports Lake Trust. The park has attractive pathways, cycle routes, playgrounds, lakes and has a cafe in its central visitor area.



Ground Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



Total area: approx. 88.2 sq. metres (949.8 sq. feet)

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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21 Coles Road, Milton,
Cambridge, CB24 6BL

£400,000 Freehold

A three-bedroom, semi-detached home that has been extended to the rear and is being sold with no onward chain.

If you are looking for a property that you can make your own while modernising throughout on a popular road in Milton just one mile from the Cambridge North Station and Science Park, then this property on Coles Road ticks all for professionals and commuters alike!



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