



**154 PERNE ROAD**  
Cambridge

**Carter Jonas**

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## 154 PERNE ROAD, CAMBRIDGE, CB1 3NX

- Cambridge City Centre - approx. 2.2 miles
- Cambridge Railway Station - approx. 1.7 miles
- Addenbrookes Hospital - approx. 1.4 miles

3 Bedrooms • 2 Reception rooms • 1 Bathroom •  
Generous rear garden • Off-street parking • EPC rating  
D

### DESCRIPTION

An attractive semi detached family home which has potential for improvement and extension, subject to normal consents. The property is set back from the road behind a front garden with off-road parking.

A timber front door with decorative leaded stained glass window provides access to an entrance hall, cloakroom, with main reception room to the front of the property with bay window and feature fireplace. A second reception room is situated to the back of the property, again with feature fireplace and access to the rear garden. The kitchen has matching units, work surfaces over incorporating a butler sink, personal door to the side providing access to the rear garden.

The entrance hall provides access to the first floor with window on the landing and access to the loft space. Two double bedrooms to front and back and a further single bedroom and bathroom with separate w.c.

### OUTSIDE

Lawned front garden behind a low brick wall with paved parking, gated pedestrian access to a delightful and well manicured rear garden extending to approximately 200 feet and large outside store.

**AN OPPORTUNITY TO PURCHASE A 1930'S BAY FRONTED, SEMI DETACHED RESIDENCE WITH SCOPE FOR IMPROVEMENT WITH A GENEROUS REAR GARDEN. OFFERED WITH NO ONWARD CHAIN.**



## LOCATION

South City location, close to the railway station, Addenbrookes Hospital, local shopping facilities and within catchment for Ridgefield Primary School, Coleridge and Netherhall Secondary Schools.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

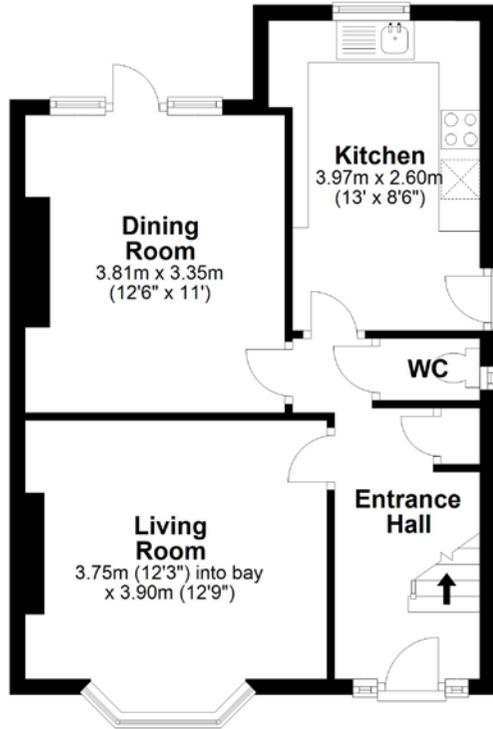
**Services:** All mains services

**Local Authority:** Cambridge City Council

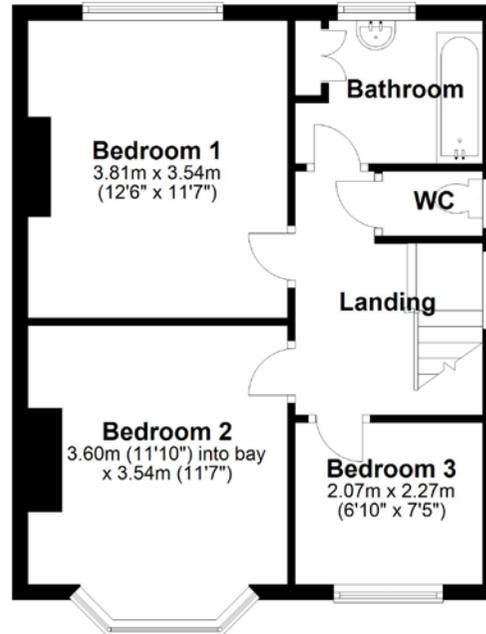
**Viewings:** Strictly by appointment with the selling agents  
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**Ground Floor**  
Approx. 45.8 sq. metres (493.0 sq. feet)



**First Floor**  
Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 89.5 sq. metres (963.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**IMPORTANT INFORMATION**

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