



Bush & Co.



3 Iver Close, Cambridge, CB1 3JG

Offers Over £460,000 Freehold



Cherry Hinton is located south east of Cambridge and benefits from many local facilities. As a self contained village there are a wide range of shops and services, primary and nursery schooling, a library and the nearby Cherry Hinton Hall Park. Access is also convenient to the Addenbrookes Hospital Biomedical Campus, a cycle path to the Cambridge Railway Station, the A10 and A14 with a regular bus service to the City Centre. Both the established Tescos and Sainsburys superstores are a short distance away.

The house has been extended over two storeys to the front, increasing both kitchen and principal bedroom space, now providing three generous bedrooms. There are modern double glazed windows and doors, gas radiator central heating, garage and driveway parking.

The entrance door is located at the side and leads to a hallway with stairs to the first floor. The sitting room sits at the back which opens out to the garden with double doors and a full height window. There is a gas fire with back boiler and wood effect flooring. The spacious kitchen/dining room is at the front with a fitted range of wall and base units and work surfaces with inset stainless steel sink and drainer. A door leads to the integral garage.

The first floor landing has a loft hatch and all rooms on this floor are accessed from here. Bedroom one is a particularly large room at the front with ample space for wardrobes and other furniture. Bedroom two is another large double room at the back, overlooking the garden and with wood effect flooring. Bedroom three is a well proportioned single room with wood effect flooring and airing cupboard housing hot water cylinder. There is a stylish recently re-fitted three piece bathroom with shower over the bath, w.c with concealed cistern and inset wash hand basin, part tiled walls and chrome heated towel rail.

Outside - The frontage is block paved providing off street driveway parking for two cars. The enclosed rear garden is laid to lawn with a paved patio area and timber shed. The single integral garage has power and lighting, an up and over door and further internal door to the kitchen.



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

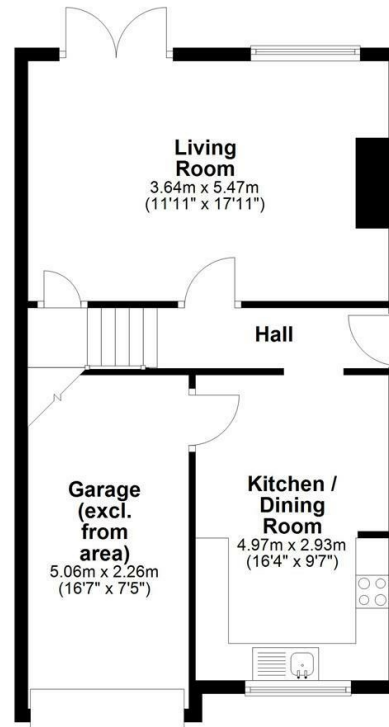
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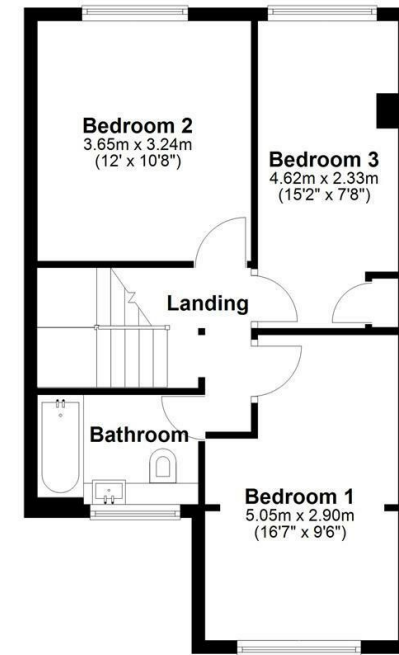
Ground Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 86.2 sq. metres (927.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

