



Bush & Co.



153 Sturton Street, Cambridge, CB1 2QH

Guide Price £595,000 Freehold



Energy Rating Band D

The accommodation comprises; timber front door with fan light over, entrance hall leading to the sitting/ dining room with exposed timber floor boards, open fire place with tiled hearth, sash windows, stairs to first floor, storage cupboard and radiators.

Kitchen with window overlooking the rear garden, sink unit and a range of wall and base units, electric cooker point, fridge/freezer space and door to rear garden. First floor landing with storage cupboard housing plumbing for washing machine and stairs to loft.

Bedroom 1 with sash window, timber floor boards, cupboard and radiator. Bedroom 2 with double glazed window and radiator, bathroom with panel bath, hand wash basin, WC, tiled surrounds and radiator. Loft with painted and plastered walls and Velux window.

Outside is a long rear garden with terrace and cultivated borders and trees and shrubs. Pedestrian access over the neighbouring properties to Sturton Street.

Location

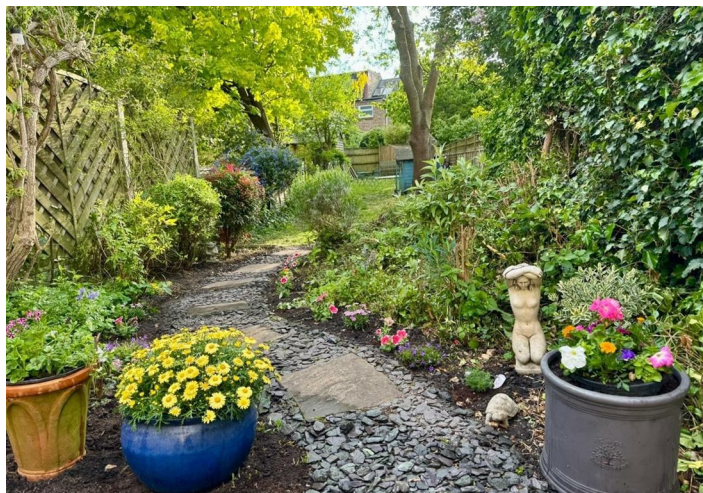
Sturton Street is located off Hooper Street within the Suburb of Sturton Town giving easy access to the City Centre. Sturton Town is located in a popular residential area in Cambridge, close to the Grafton Centre and Mill Road. The location allows pedestrian access to the station and the City Centre.

Agents Notes: Planning has been approved for a Single storey side and rear extension and garden studio. Reference 25/01753/HFUL

Tenure: Freehold.

Services: Main water, drainage, gas and electricity.

Council Tax: C



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.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

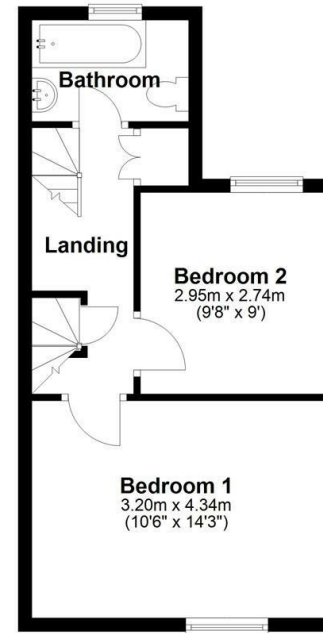
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

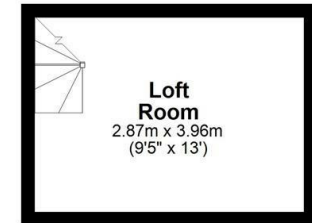
Ground Floor
Approx. 33.1 sq. metres (356.1 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.5 sq. feet)



Second Floor
Approx. 11.4 sq. metres (122.3 sq. feet)



Total area: approx. 77.5 sq. metres (833.9 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

