



Bush & Co.





## 22 Cockburn Street, Cambridge, CB1 3NB

Guide Price £595,000 Freehold



Cockburn Street is quietly nestled between Mill Road and Argyle Street in the heart of Romsey Town, offering easy access to all the independent shops and cafes Mill Road has become famous for. The mainline railway station is just a few minutes walk or cycle whilst the historic city centre is around 1 mile and the Addenbrookes Hospital Biomedical Campus around 2 miles. Residents of Romsey Town are spoilt for choice when it comes to local facilities and the area has a superb community feel.

The property is a Victorian terraced home offering an abundance of character and space which retains many period features of the era and adds modern conveniences such as re-fitted kitchen and bathroom, double glazed sash windows, gas radiator central heating and a detached self contained garden annexe.

The house is approached via a secure door to the side passageway which also allows access to the garden. The front door leads to the entrance lobby with stairs to the first floor and doors to both sitting room and dining room. The front sitting room offers shutters to a wide double glazed sash window and there is a feature fireplace with alcove shelving to both sides and wooden flooring. The separate dining room has a double glazed sash window, feature fireplace and alcove storage. There is a useful under stairs cupboard, wooden floor and opening with step down to the kitchen. The well appointed kitchen has a re-fitted range of wall and base units and timber work surfaces with ceramic butler sink and integrated appliances including fridge, freezer, dishwasher and washing machine. There is tiled flooring, a concealed wall mounted gas fired boiler, two double glazed windows and a door to the garden.

The first floor landing has a loft hatch and doors to all rooms. Bedroom one is at the front, spanning the full width of the house with a cast iron fireplace, built in cupboard and shutters to the double glazed sash window. Bedroom two is another generous double room with built in cupboard and shutters to the double glazed sash window overlooking the garden. The stylish re-fitted bathroom features a roll top bath with rainfall shower over, w.c and wash hand basin. There are two double glazed windows and an exposed wooden floor.

Outside - The beautiful westerly facing enclosed rear garden is particularly long with lawned and paved areas as well as flower and shrub planting.

There is a superb detached annexe at the foot of the garden offering self contained studio space which is ideal for home working and guests. There is wooden flooring with electric underfloor heating, spotlighting and a built in cupboard in addition to a kitchenette and modern three piece shower room with w.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.

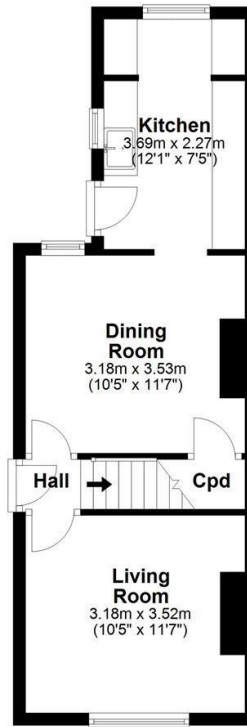
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- \* Honest valuations with a true market assessment
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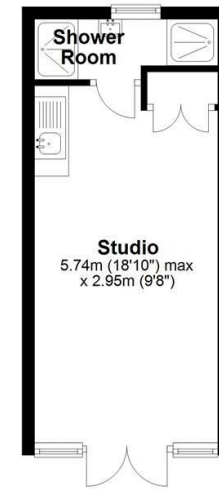
**Ground Floor**  
Approx. 34.3 sq. metres (368.7 sq. feet)



**First Floor**  
Approx. 35.1 sq. metres (377.8 sq. feet)



**Outbuilding**  
Approx. 20.5 sq. metres (221.1 sq. feet)



Total area: approx. 89.9 sq. metres (967.7 sq. feet)

## 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

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