



Bush & Co.



76 Corrie Road, Cambridge, CB1 3RB

Guide Price £275,000 Leasehold



Energy Rating Band D

Corrie Road is located off Davy Road, which in turn is off Coleridge Road, close to Romsey Town, providing access to Addenbrookes Hospital and the main line railway station, serving London's King's Cross and Liverpool Street. The location benefits from a number of local shops, Coleridge recreation ground, and Cherry Hinton Hall, and all the local facilities of the ever-popular Romsey Town.

The accommodation in detail. There is a ground-floor communal entrance hall, a timber door to the entrance hall, a storage cupboard under the stairs, a built-in airing cupboard with a hot water tank, a storage cupboard, and an electric heater. Sitting / dining room with double-glazed windows to the front elevation, and an electric heater. From the sitting/dining room, there is an opening to the kitchen with a breakfast bar. A kitchen well fitted with a sink unit and a range of wall and base units, electric hob and oven, fridge space, plumbing for washing machine and dishwasher, tiled surrounds, and a window to the side elevation.

Bedroom 1 has a double-glazed window overlooking the rear garden, fitted wardrobes, and an electric radiator. Bedroom 2 has a double-glazed window overlooking the rear garden. The bathroom has a paneled bath with a shower over, WC and hand basin, with tiled surround and an electric towel rail.

Outside is a communal garden and an allocated parking space.

Tenure; Leasehold - Term; 125 years with 117 years remaining.

Ground rent £250 pa

Maintenance is shared with the other leaseholders in the block.

Services: mains water, drainage, and electricity.

Council Tax; B



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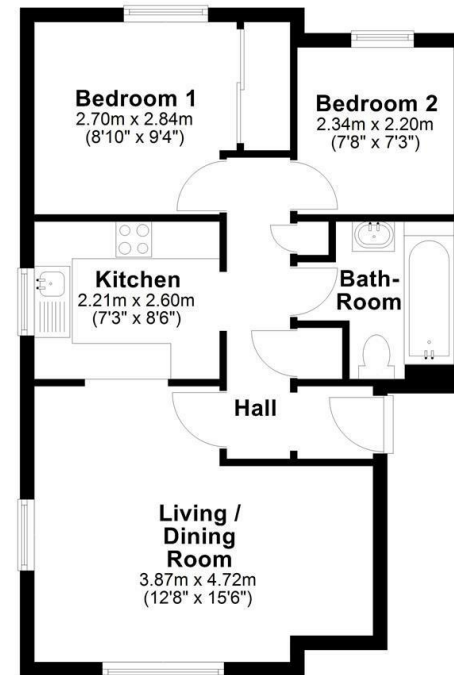
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Ground Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



Total area: approx. 46.4 sq. metres (499.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold

Council Tax - Band B

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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