



Bush & Co.





**193 Gwydir Street, Cambridge, CB1 2LJ**

**Offers In Excess Of £425,000 Freehold**



Energy Rating Band C

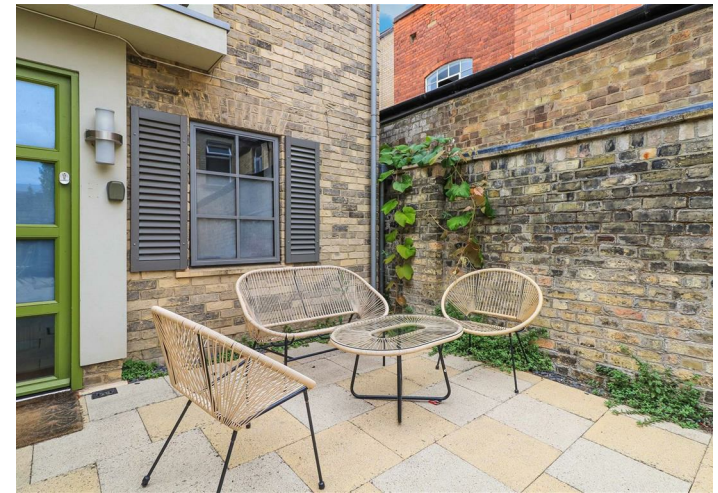
Gwydir Street is a desirable residential location in Petersfield just a short walk from the railway station and city centre with many of the independent shops, cafes, pubs and restaurants Mill Road is famous for on your doorstep.

The property is one of just two exclusive mews style properties, forming a secure gated development with cleverly designed accommodation and a high specification which maximises the space and light available.

The ground floor features two generous bedrooms, both with contemporary ensuite facilities and stairs from the entrance hallway lead to the first floor living. The entire first floor living space, with comprehensive fitted kitchen area, has vaulted ceilings and rooflights providing a beautiful setting to relax and unwind.

Outside - There is a secure shared courtyard area with gated access.







## 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.

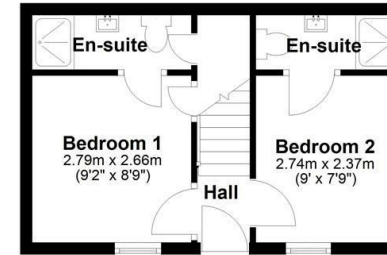
- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

**Contact us for a free valuation of your property**  
**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate

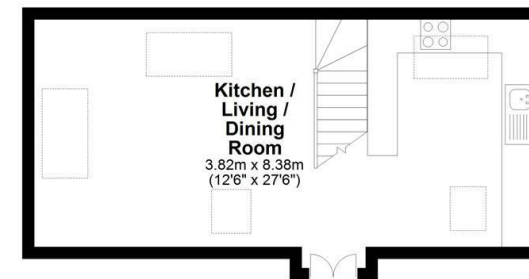
### Ground Floor

Approx. 23.3 sq. metres (250.3 sq. feet)



### First Floor

Approx. 32.2 sq. metres (346.1 sq. feet)



Total area: approx. 55.4 sq. metres (596.4 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](http://www.bushandco.co.uk)**

