



Bush & Co.



261 The Rowans, Milton, CB24 6ZA

Guide Price £305,000 Freehold



The Rowans is located within a popular modern development on the northern edge of Cambridge, which is ideal for access to the A14/M11 and A10 and also convenient for the Cambridge North Railway Station and Milton Road Science / Business parks. The village of Milton is well served with primary schooling, local shops, public houses and a Tesco superstore. The Milton Country Park is just a short walk/cycle ride.

The property is a modern back to back terraced house which has recently undergone a programme of updating which includes new kitchen, re-fitted bathroom, double glazing and gas radiator central heating. There is no upward chain and the property is available for quick completion.

The entrance hall has a built in cupboard for coats and shoes in addition to a large cupboard under the stairs.

The newly re-fitted kitchen comprises a modern range of wall and base units and work surfaces with integrated electric oven, hob and extractor. There is plumbing for a washing machine and space for a fridge freezer.

The sitting room has a box bay window, overlooking the garden, and stairs lead up to the first floor.

The first floor landing has a loft hatch and leads to both bedrooms and bathroom.

Bedroom one is a large double room with box bay window and bedroom two is a further generous room.

The three piece bathroom comprises a bath with shower over and glass screen, w.c and wash hand basin as well as part tiled walls.

Outside - There is a private lawned garden with timber shed.

A lockable cupboard, next to the entrance door, contains the wall mounted gas fired boiler.

There is a parking space within the residents car park at the front.



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.

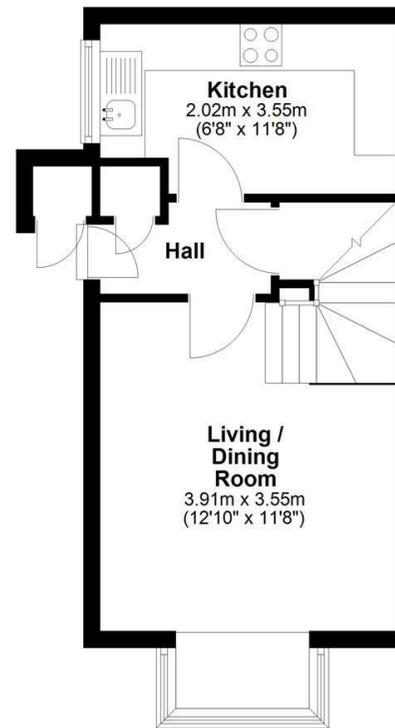
- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

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

Established. Independent. Passionate

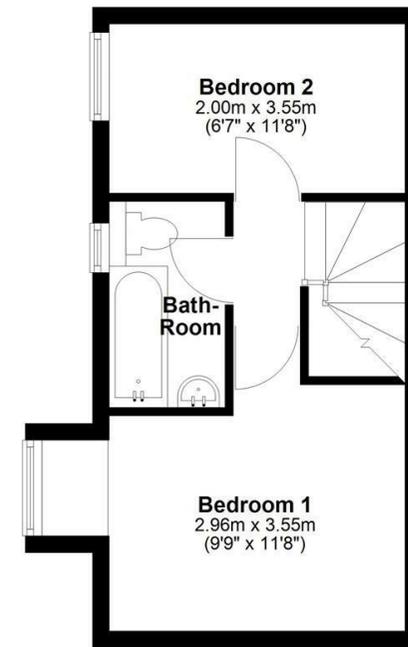
Ground Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.1 sq. feet)



Total area: approx. 54.0 sq. metres (581.2 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

