



Bush & Co.



# 109 Rustat Road, Cambridge - £625,000

Situated in a near central location just a short walk from the railway station and leisure park and within easy reach of the city centre and Addenbrookes hospital biomedical campus. Generously proportioned accommodation over three floors comprises ground floor with entrance hall, cloakroom, kitchen/dining room, utility room and fourth bedroom, first floor with sitting room, bathroom and second bedroom, second floor with two bedrooms (both with ensuite shower rooms). The property is sold with the advantage of no upward chain and further benefits from double glazing, gas radiator heating, enclosed low maintenance rear garden and garage/studio.

## Entrance Hall

Entrance door to front, radiator, wood effect laminate flooring, recessed spotlighting stairs to first floor with under stairs cupboard and storage recess.

## W.C

Obscure double glazed window to side, radiator, two piece suite comprising w.c and wash hand basin, air extractor fan.

## Bedroom Four

11'04 x 8'04 (3.45m x 2.54m)  
Double glazed window to front, radiator, wood effect laminate flooring.

## Utility Room

9'05 x 8'04 (2.87m x 2.54m)  
Fitted base level units and work surfaces housing a stainless steel sink and drainer. Radiator, plumbing for washing machine, airing cupboard housing hot water cylinder.

## Kitchen / Dining Room

16'00 x 9'05 (4.88m x 2.87m)  
Double glazed double French doors to rear garden, double glazed windows to side and rear. Fitted range of wall and base units and work surfaces housing a stainless steel one and half bowl sink and drainer. Range of integrated appliances including electric double oven and gas hob with extractor over, fridge, freezer and dishwasher. Recessed spotlighting, radiator, concealed wall mounted gas fired boiler.

## First Floor Landing

Radiator, stairs to second floor.

## Sitting Room

16'00 x 11'08 (4.88m x 3.56m)  
Double glazed sliding patio doors to rear with Juliet balcony, radiator, wood effect laminate flooring.

## Bedroom Two

16'00 x 11'09 (4.88m x 3.58m)  
Double glazed sliding patio door to front with Juliet balcony, radiator, wood effect laminate flooring.

## Bathroom

Three piece suite comprising panelled bath with mixer tap shower attachment, w.c and wash hand basin. Radiator, part tiled walls, recessed spotlighting, electric shaver point.

## IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Second Floor Landing

Loft access hatch with pull down ladder.

## Bedroom One

13'00 x 11'02 (3.96m x 3.40m)  
Two double glazed windows to rear, radiator, built in wall to wall wardrobe.

## Ensuite

Three piece suite comprising shower cubicle, w.c and wash hand basin. Electric shaver point, recessed spotlighting, part tiled walls.

## Bedroom Three

13'00 x 8'09 (3.96m x 2.67m)  
Double glazed sliding patio door to front with Juliet balcony, radiator, built in double wardrobe.

## Ensuite

Three piece suite comprising shower cubicle, w.c and wash hand basin. Part tiled walls, recessed spotlighting, electric shaver point.

## Outside

There is an enclosed courtyard frontage with gated access and bin store areas.  
The enclosed rear garden is laid to lawn with a paved patio area, side access gate, timber storage shed outside lighting and tap. There is a single garage to the rear which has been converted into a studio room (no planning or building regulations present). Residents car parking permits for the surrounding areas are available.

## Additional Information

TENURE - Freehold

POSTCODE - CB1 3QG

COUNCIL TAX - Band E

SERVICES - All mains services are believed to be connected to the property

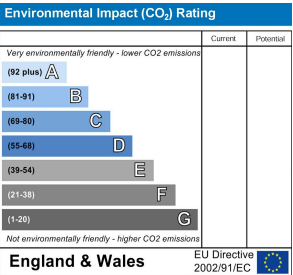
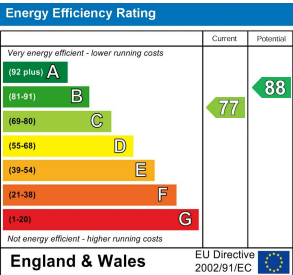
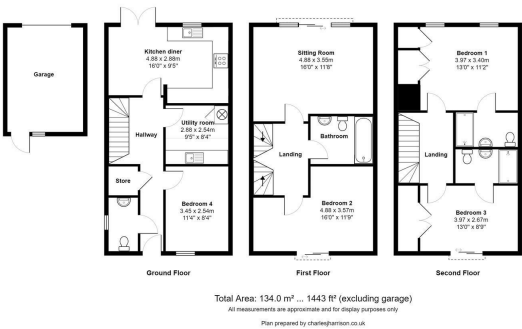
LOCAL AUTHORITY - Cambridge City Council

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262



Rustat Road, Cambridge



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