



Bush & Co.



20 Vinery Road, Cambridge, Cambridgeshire, CB1 3DP

Guide Price £825,000 Freehold



Energy Rating Band B

20 Vinery Road is an outstanding 3 double bedroom townhouse constructed to a very high specification in 2021, the current vendor added to the specification from build, upgrading with beautiful large tiling and air conditioning throughout the home. The accommodation is arranged over 3 floors, offering well-planned versatile accommodation, all finished to a high specification measuring nearly 1670 SQFT.

The accommodation is approached by a sandstone pathway leading to the front door with lawned areas to either side. It is enclosed by a low brick wall to one side and decorative wrought iron railings the other side.

In brief the accommodation consists; A welcoming wide entrance hallway gives access to all rooms, stairs rising to the first floor, space for footwear and coats.

The living room features a large bay window to the front aspect and is a pleasant space to relax benefiting from underfloor heating.

The high specification kitchen/diner is an outstanding stunning room, contemporary in design, light bright and airy, the real hub of the home. The bespoke kitchen has a range of matching high-quality copper/brown cabinets and drawers, integrated appliances include fridge/freezer, dishwasher, oven, microwave, 4 ring induction hob, with extractor above. There is ample room for dining table and chairs, a large central island with underneath storage finished with ornate stone which provides an additional area for breakfast seating. Bi-fold doors lead out to the rear patio. A large storage cupboard also couples as a neat place for the washing machine.

The ground floor accommodation is finished with a WC and hand wash basin.

On the first floor, there are 2 double bedrooms accessed via a central landing. The principal bedroom is a fantastic sized double, located at the rear of the home, there are large slider wardrobes. The ensuite has a large walk-in shower, WC, hand wash basin, finished with contemporary tiling. Bedroom 3 is also a double with 2 windows to front aspect. The family bathroom has a bath with shower over, WC and hand wash basin.

The first floor has a large storage cupboard on the landing. Bedroom 2 is another double with slider wardrobe, en suite shower, WC, hand wash basin finished with modern tiling.

Outside; The property is set back from the road. The landscaped rear garden has a patio area, shrub borders and a secure gate gives access to the carport, which has electric RV point installed.

Vinery Road is located in the favoured Romsey Town area. Romsey Town has a unique atmosphere and a wealth of independent retail shops and services. There is schooling for most ages, several parks and the area has easy access to the railway station to London's Liverpool Street and Kings Cross, Addenbrookes Hospital and the City Centre.



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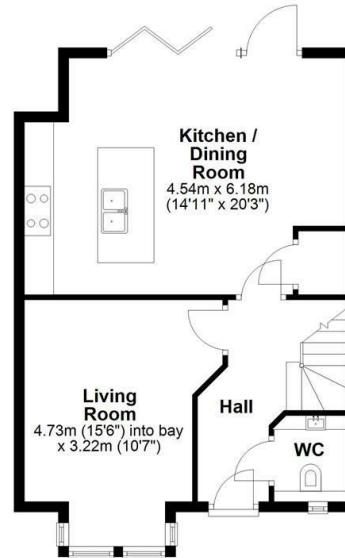
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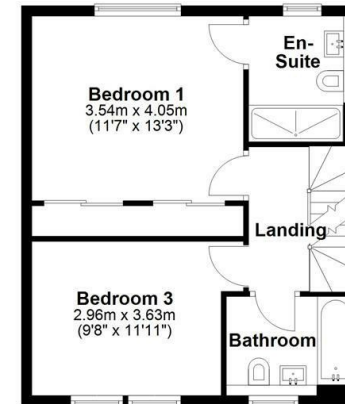
Ground Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



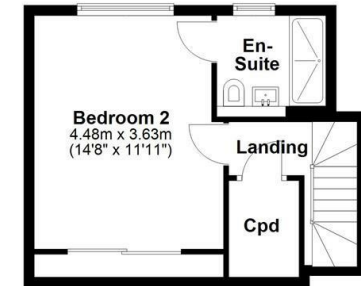
First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Second Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



Total area: approx. 127.2 sq. metres (1369.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band E

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

Viewing - By Appointment

169 Mill Road
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