



Bush & Co.





## 5 Cambridge Road, Impington, CB24 9NU

Guide Price £425,000 Freehold



Impington is a highly regarded village, located just north of the city of Cambridge, providing convenient access to the A14 and M11. The guided busway, just a short stroll away, provides a direct link to Cambridge city centre, mainline railway station, and the Addenbrooke's Hospital Biomedical Campus. Good local shopping facilities are provided by the neighbouring village of Histon, whilst Impington Village College provides well-regarded educational facilities up to the age of eighteen.

5 Cambridge Road has been comprehensively modernised to a very high standard, including a new kitchen, wood-burning stove, new carpets, and freshly decorated throughout.

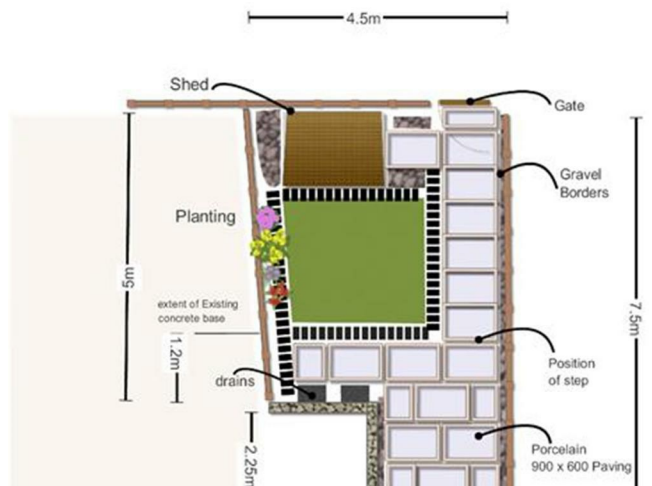
The entrance door leads to a hallway with stairs to the first floor and doors to both reception rooms. The sitting room features a window to the front as well newly fitted log burning stove. An opening leads to the separate dining room with alcove recess shelving, an under-stairs cupboard, and a door to the kitchen. The finely fitted kitchen is brand new and comprises a range of wall and base units with integrated AEG Integrated 70/30 Frost Free Fridge Freezer, Bosch electric double oven and hob with extractor over, integrated Bosch dishwasher, integrated Bosch washing machine, finished with contemporary tiling, a recently renewed gas-fired combination boiler, and windows and doors leading to the garden.

The first floor is carpeted throughout, and the landing includes a loft hatch and a built-in cupboard. Bedroom one spans the width of the house and is a large double room with two windows. Bedroom two is a further double room with one window at the back and an alcove with recessed shelving. The re-fitted three-piece bathroom has a shower over the bath with a glass screen, w.c and wash hand basin. There is an obscure window and built-in storage.

Outside - There is a shallow frontage with a low-level brick wall.

The enclosed low-maintenance rear is currently being landscaped, designed to include a porcelain tiled patio, a small grass area, and the whole enclosed by new fencing

An access gate leads to the shared residents' car parking area behind, with two parking spaces.





## 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.

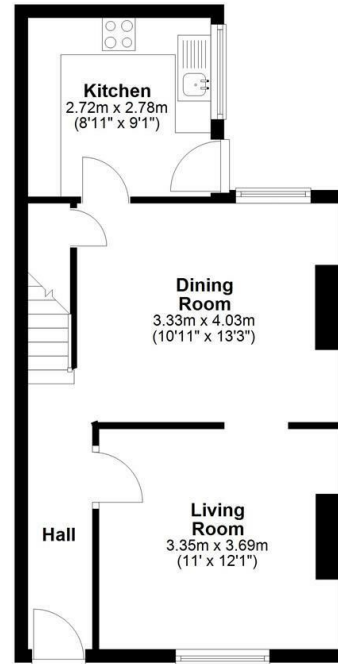
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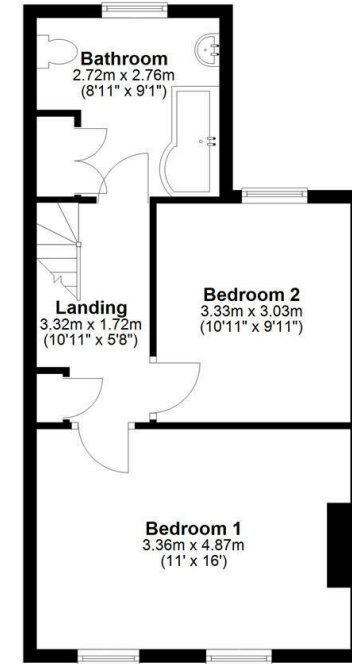
### Ground Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 81.0 sq. metres (871.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**5 Cambridge Road, Impington**

## 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

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