



Bush & Co.



18 York Terrace, Cambridge, CB1 2PR

Guide Price £650,000 Freehold



Energy Rating Band C

Location

York Terrace is located within easy walking distance of the City Centre, Cambridge Railway Station, with direct links to London, Mill Road, The Grafton Centre, Beehive Shopping Centres and Cambridge Retail Park. Local Schooling falls within the catchment area of the popular St Matthew's Primary School, and secondary at Parkside Community College, both of which are Ofsted-rated as outstanding.

The accommodation comprises: Modern secure front door with fan light to porch with glazed door to an open plan living space of charm and character. Sitting area with timber flooring, double glazed sash window with plantation shutters, stairs to first floor, exposed steel cross beam, designed radiator and storage cupboard. Cloakroom with WC, hand wash basin, extractor fan, part-tiled walls.

Kitchen with an island unit with quartz worktops and sink unit, extractor fan above, breakfast bar and underfloor heating. In addition, a range of wall and base storage, an integrated washer/dryer, an integrated dishwasher, dual fuel range cooker, American fridge freezer, bi-fold doors to the rear garden, skylight and gas-fired combination boiler serving hot water and central heating.

First Floor landing with stairs to second floor, Bedroom 2 with double glazed sash window and plantation shutters, fitted wardrobes and radiator. Bedroom 3 with windows overlooking the rear garden and a radiator, and bedroom 4 with window overlooking the rear garden and a radiator. Bathroom with a classic suite with a high-level WC, hand wash basin, panel bath with rainfall shower over, part tiled walls, extractor fan, lit vanity mirror and towel rails.

Second floor landing leads to bedroom 1 with fitted storage cupboards, Velux windows, dormer windows with views of the rear garden, inset lighting and radiator.

Outside is an attractive long rear garden with a paved terrace adjacent to the rear of the house. The garden features: lawn, shrubs, a summer house and 2 garden sheds, a covered BBQ area made from Oak with kitchen units to remain, rear pedestrian access in favour of the neighbouring property.

Tenure: Freehold.

Services: mains water, drainage, electricity and gas.

Council Tax: C



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.

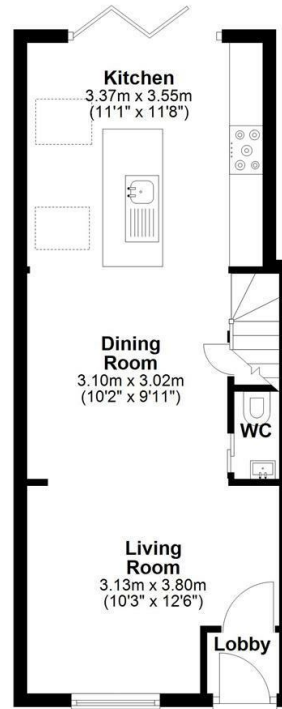
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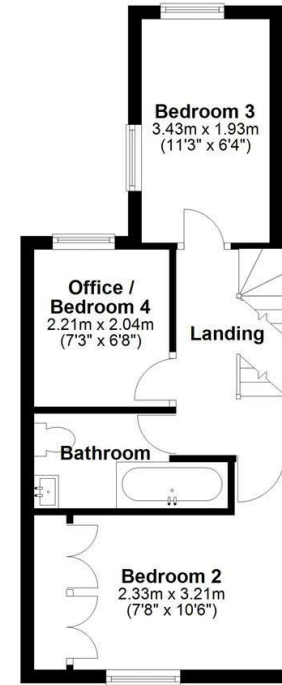
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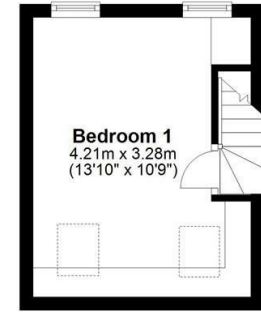
Ground Floor
Approx. 36.4 sq. metres (391.6 sq. feet)



First Floor
Approx. 30.4 sq. metres (327.3 sq. feet)



Second Floor
Approx. 13.8 sq. metres (148.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.5 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

