



Bush & Co.



227 Mill Road, Cambridge, CB1 3BE

Guide Price £500,000 Freehold



Energy Rating Band D

Location: Mill Road is a thriving commercial road with a unique atmosphere and a wealth of retail shops and services. There is schooling for most ages, several parks, and this area has easy access to the railway station, Liverpool Street, Kings Cross, Addenbrookes Hospital, and the City Centre.

The property comprises an entrance lobby with a double-glazed front door and a double-glazed door leading to the entrance hall, with a radiator, stairs to the first floor, and an under-stair storage cupboard.

The sitting room, with a double-glazed bay window to the front, radiator, wood effect laminate flooring, and opening to the dining room. The dining room has a double-glazed door to the rear garden, a radiator, a built-in storage cupboard, and wood-effect laminate flooring.

The kitchen, with a sash window and a further window to the side, a door to the rear lobby, a radiator, a mounted gas-fired boiler, a range of wall and base units, a stainless steel sink and a drainer unit, plumbing for a dishwasher and a gas cooker point. A rear lobby leads to the rear garden and has a door to the WC.

The first-floor landing has access to the loft space and a built-in storage cupboard. Bedroom one has 3 double-glazed windows to the front, a storage cupboard, and a radiator. Bedroom two has a double-glazed window to the rear, a radiator, and a storage cupboard.

The bathroom has a four-piece suite comprising a shower cubicle, low-level WC, hand wash basin, a panelled bath, radiator, air extractor fan, and an obscure double-glazed window to the side.

Outside, there is a long rear garden with rear pedestrian access.



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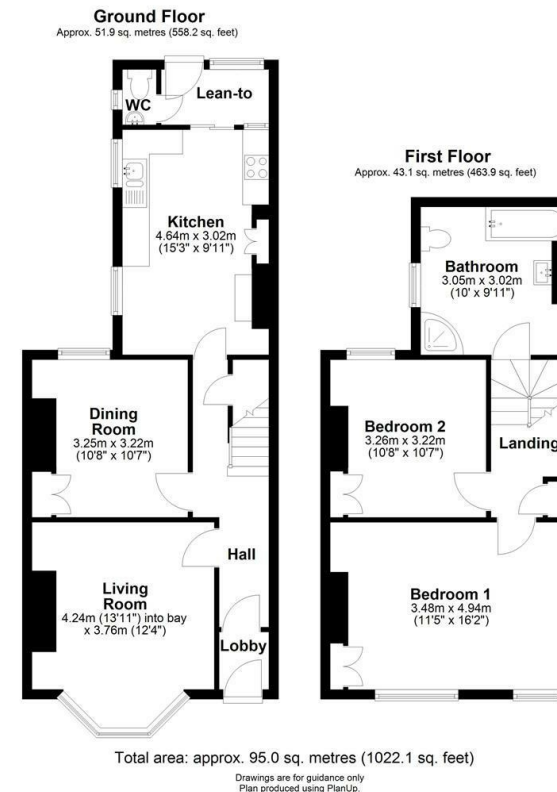
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Further Information

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
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