



Bush & Co.



20 Cavendish Road, Cambridge, CB1 3AF

Guide Price £255,000 Leasehold



Energy Rating Band D

In brief, the accommodations consist of a welcoming entrance hallway that gives access to all ground floor rooms, with wood effect flooring, the kitchen has a range of matching cabinets and drawers, ample work surfaces, space and plumbing for various appliances, a window to the front aspect finished with modern tiling.

The living/dining room is light, bright, and airy, a beautiful room with a vaulted ceiling, exposed beams, ample space for a dining table and chairs, an under-stair storage cupboard, window to the front aspect. The bedroom is a good-sized double with a high ceiling, the bathroom is modern in design, has a bath with a shower over, WC, hand wash basin, heated towel rail, storage cupboard finished with contemporary floor to ceiling tiling.

Outside, the property is entered via a secure wooden gate that gives access to stairs to the first floor. There is allocated off-street parking and a bicycle store.

Cavendish Road is a desirable residential location in the heart of Romsey Town with all the independent shops, cafes, and facilities that Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.7 miles, and the Addenbrooke's hospital biomedical campus is less than 2 miles. Parking is available on the street without the need for a permit.

TENURE - Leasehold The lease has been extended, expiring 2192
SERVICE CHARGE – £2866 Per Annum



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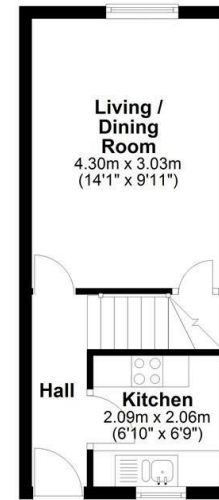
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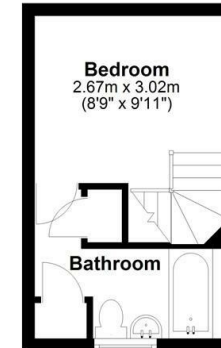
First Floor

Approx. 22.7 sq. metres (244.6 sq. feet)



Second Floor

Approx. 15.3 sq. metres (164.9 sq. feet)



Total area: approx. 38.0 sq. metres (409.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold

Council Tax - Band B

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

