



Bush & Co.



105 Norfolk Street, Cambridge, CB1 2LD

Guide Price £485,000 Freehold



Norfolk Street is situated in a prime Petersfield location just moments from the City Centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large scale world class science hubs as well as further general commercial and residential improvement schemes.

The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parkers Piece.

The property is a beautifully presented period home which has been fully renovated in recent years to provide stylish, light filled, open plan accommodation on the ground floor and well proportioned bedrooms on the upper level. There are double glazed windows and doors throughout and this superb low maintenance home is sold with the advantage of no upward chain.

The entire ground floor is open plan with living, dining and kitchen spaces and engineered oak wood flooring which flows throughout. The generous kitchen area is highly specified with a comprehensive range of wall and base units and integrated appliances including oven, hob, extractor canopy, fridge/freezer, washing machine and dishwasher. There is a two piece cloakroom with modern fittings.

The first floor landing has a rooflight and loft hatch. There are two well proportioned double bedrooms, one with a period cast iron fireplace and the well appointed shower room features a glass pocket door and stylish three piece suite in addition to a rooflight window and attractive tiling.

Outside - There is a low maintenance paved rear garden with a covered bicycle store and rear access gate.

Note - The property currently has no right to permit parking on Norfolk Street where restrictions are in place Mon-Sat from 9am-5pm. Restriction free parking is available in some surrounding streets.



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.

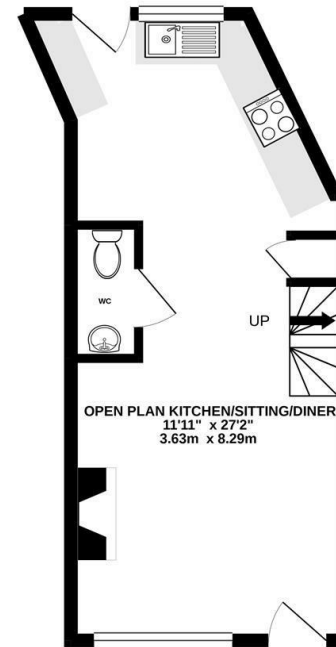
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
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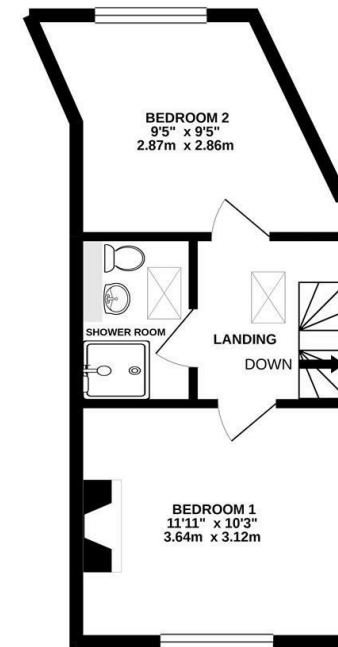
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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www.bushandco.co.uk

