



Bush & Co.



# 1 Bancroft Close, Cambridge, CB1 3QZ

Guide Price £525,000 Freehold



Energy Rating Band D

## Location:

Bancroft Close is located off Fanshawe Road, allowing easy and convenient access to Addenbrookes Hospital and the main line railway station to London's Kings Cross and Liverpool Street. The location benefits from a number of local shops, Coleridge recreation ground and Cherry Hinton Hall and the local facilities from the forever popular Romsey Town. The house is concrete Laing easiform construction.

Accommodation in detail. Ground floor: a double-glazed porch with a timber door to entrance hall, with stairs to the first floor, a cupboard and a radiator. Sitting room with electric fire with wood surround, television point and double-glazed window to front elevation. Dining room with French doors to the conservatory and a radiator. Kitchen with one and a half bowl sink unit, range of wall and base units, electric hob, double oven, pantry, tiled surrounds, gas-fired boiler serving hot water and central heating. Conservatory, with a door to the rear garden and a radiator. Side passage with doors to front and rear, storage cupboard (with plumbing for a washing machine & tumble dryer), shower room with shower cubicle, hand basin and WC, electric wall heater. First floor landing 3 bedrooms and a shower room with a shower cubicle, hand basin and WC, built-in airing cupboard and towel rail.

Outside is a garden with shrubs and a driveway providing off-street parking. The rear garden is laid to grass with shrubs and borders, a terrace and a shed.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; C

The house is non standard construction Laing Easiform concrete.



## Exceptional service in Cambridge and the surrounding villages

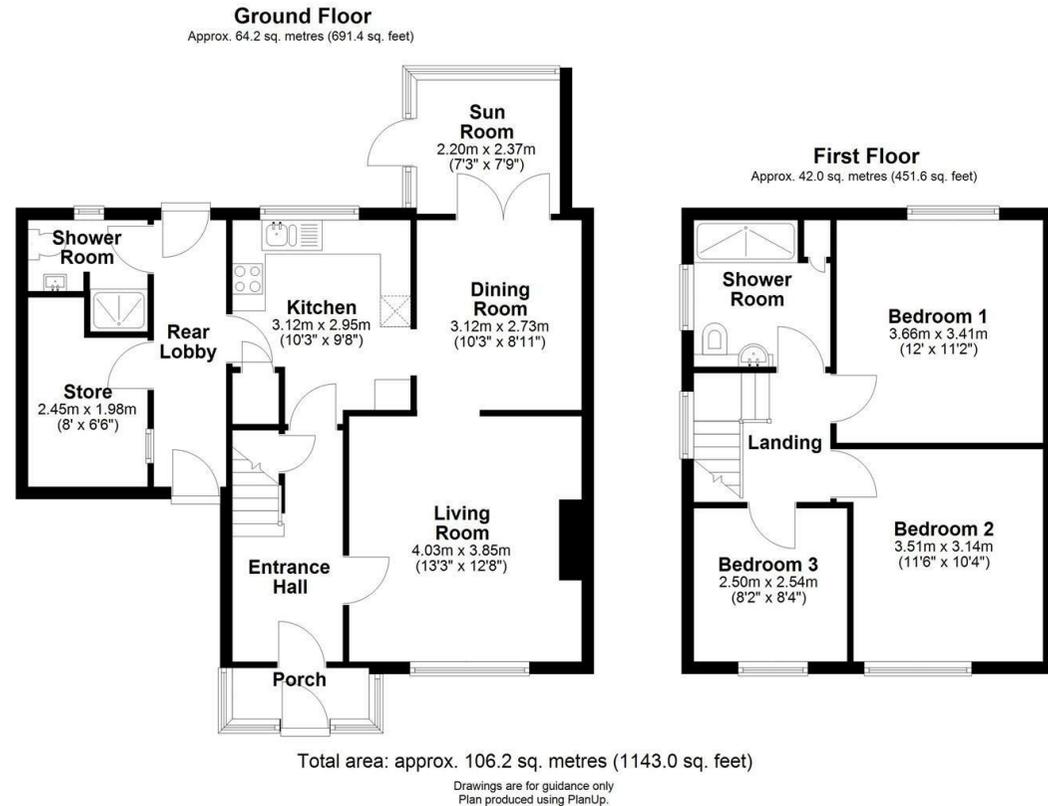
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## Further Information

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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