



Bush & Co.





**96 Peverel Road, Cambridge, CB5 8RJ**

**Guide Price £435,000 Freehold**



**Energy Rating Band D**

96 Peverell Road, is a spacious well-presented 3-bedroom family home. The property is constructed Laing Easiform concrete, with accommodation arranged over 2 floors measuring over 900 SQFT. There is further scope to enlarge the current footprint subject to planning.

In brief the accommodation consists; A welcoming wide entrance hallway has stairs rising to the first floor, under stair storage. The living room has bespoke cabinets and shelving, light and airy with window to front aspect. The kitchen is modern in design located to the rear of the property, there is a range of matching cabinets and drawers, ample worksurfaces, AEG built in oven, 4 ring induction hob with extractor over, part glazed door leads to the rear garden. Off the kitchen is a dining room with window to rear aspect.

The first-floor accommodation, has 3 bedrooms off a central landing with access to loft space, Bedroom 1 is a double with stripped floorboards, built in wardrobe, window to rear aspect, bedroom 2 again is double, with stripped floorboards, storage cupboard, window to front aspect. Bedroom 3 is a comfortable single. The family bathroom is contemporary in design, there is a bath with shower over, WC, hand wash basin, heated towel rail.

Outside; The property is set back from the road; there is off street parking for 2 vehicles and front garden. The private rear garden is a particular feature of note, a really good size, with patio area further patio seating area at the rear of the garden, shrub borders, the remainder laid to lawn. There is a large storage shed, further storage and WC, a secure wooden gate gives access to the front of the property.

Peverel Road is located on the eastern fringe of the city. The location allows for convenient access to the A14 and the Cambridge north railway station is less than 2 miles away using the Chisolm trail. The city centre, Addenbrookes hospital biomedical campus and Milton Road science/business parks are all within easy reach and there are numerous shops and supermarkets nearby.







## 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.

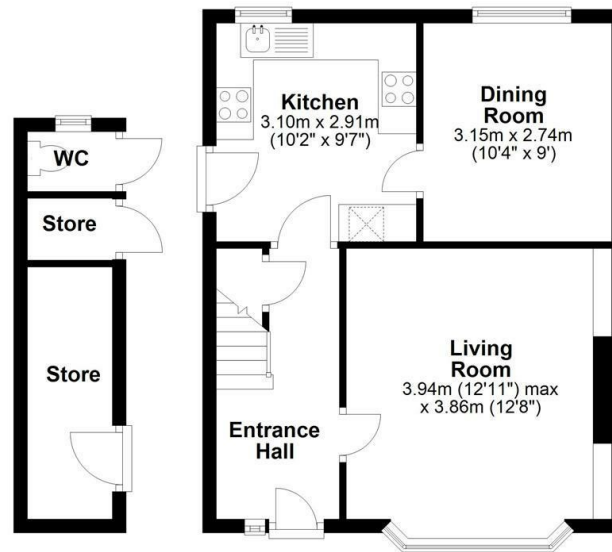
- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

**Contact us for a free valuation of your property**  
**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate

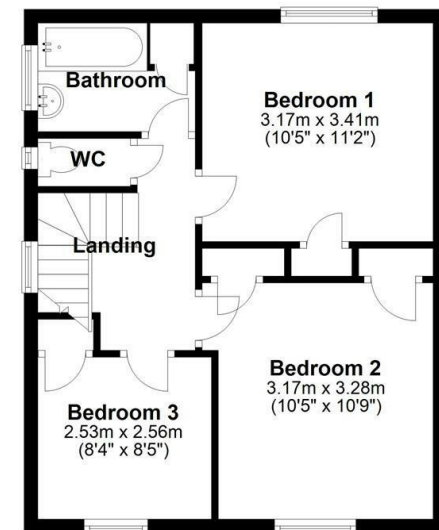
### Ground Floor

Main area: approx. 41.5 sq. metres (446.4 sq. feet)  
Plus outbuildings, approx. 7.0 sq. metres (75.1 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Main area: Approx. 83.7 sq. metres (901.4 sq. feet)  
Plus outbuildings, approx. 7.0 sq. metres (75.1 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](http://www.bushandco.co.uk)**

