



Bush & Co.



## 50 Birdwood Road, Cambridge, CB1 3SU

**Guide Price £540,000 Freehold**



Energy Rating Band D

In brief, the accommodation consists of the wide entrance hallway, giving access to all ground floor rooms, under-stair storage, WC with hand wash basin, and stairs rising to the first floor.

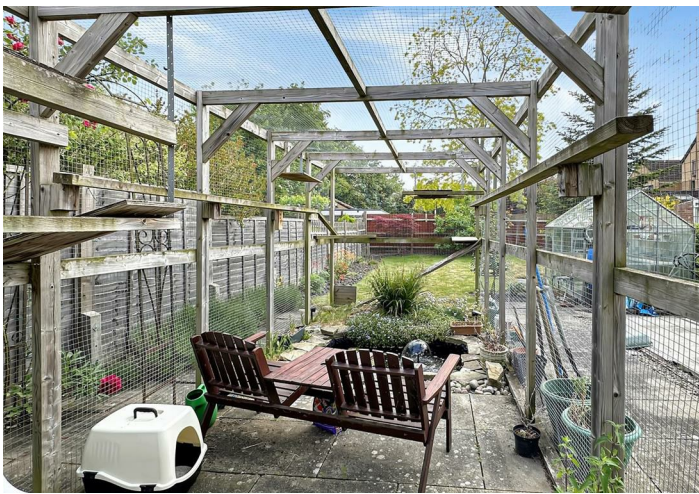
The living room is light, bright, and airy with a bay window to the front aspect, stripped floorboards. The dining room is 16ft in length, there is a door and a window to the conservatory. The kitchen has a range of matching cabinets and drawers, ample work surfaces, space, and plumbing for various appliances, 2 windows to the side aspect. The conservatory has a door leading directly to the garden another part glazed door gives access to the side of the home.

On the first floor, there are 3 bedrooms all accessed off a central landing, which also gives access to the loft. Bedroom 1 is a double with a bay window to the front aspect, bedroom 2 overlooks the garden and again is a double, and bedroom 3 is a single. The shower room has a large walk-in shower hand wash basin, and a separate WC.

Outside, the property is set back from the road, there is off-street parking for 2 vehicles on a blocked paved driveway, a secure double gate leads to further off-street parking on hardstanding, to the side of the home. The private rear garden is a great size, there are shrub borders, the remainder laid to lawn, an aviary with a fish pond, a greenhouse, and secure wooden gates give access to the front of the property

### Location;

Birdwood Road is located on the South side of the city. The location allows access to Addenbrooke's Hospital and Romsey Town. The Romsey Town area has a unique atmosphere and offers a wealth of retail shops and services, several parks, and schooling for most ages. Conveniently situated for access to the City Centre and main line station to London Liverpool Street and Kings Cross.



## Exceptional service in Cambridge and the surrounding villages

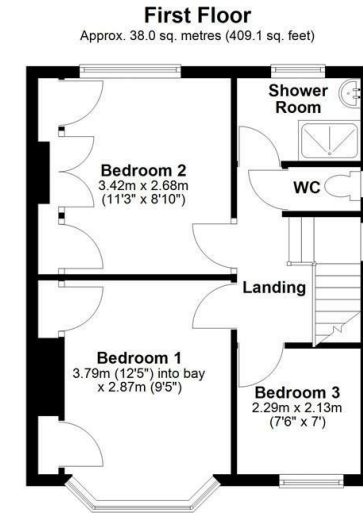
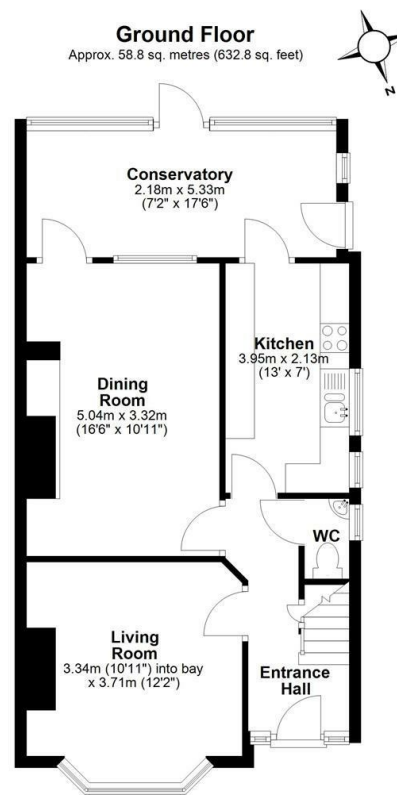
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Total area: approx. 96.8 sq. metres (1041.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band D

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

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