



Bush & Co.



126 Sedgwick Street, Cambridge, CB1 3AL

Guide Price £450,000 Freehold



Energy Rating Band D

Sedgwick Street is a desirable residential location in the heart of Romsey town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.6 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on street without the need for a permit.

The property is a period terraced house with accommodation over two floors which benefits from a gas radiator heating system and lovely rear garden. There is no upward chain.

The front door leads you into the open plan living/dining room with a feeling of space and light courtesy of the dual aspect windows, in addition to a cosy gas fire and stairs to the first floor. A door takes you to the fitted kitchen which has a range of wall and base units as well as a door out to the garden.

On the first floor, the main bedroom is a generous double room with storage recess. Bedroom two is well proportioned and has a window to the rear and fireplace. A door from bedroom two takes you into the bathroom which has a modern three piece suite with shower over the bath.

Outside - There is a lovely private rear garden with a south easterly aspect which is laid mainly to lawn with established trees and planting. An access gate allows right of way across the neighbouring property for bikes and bins etc.



Exceptional service in Cambridge and the surrounding villages

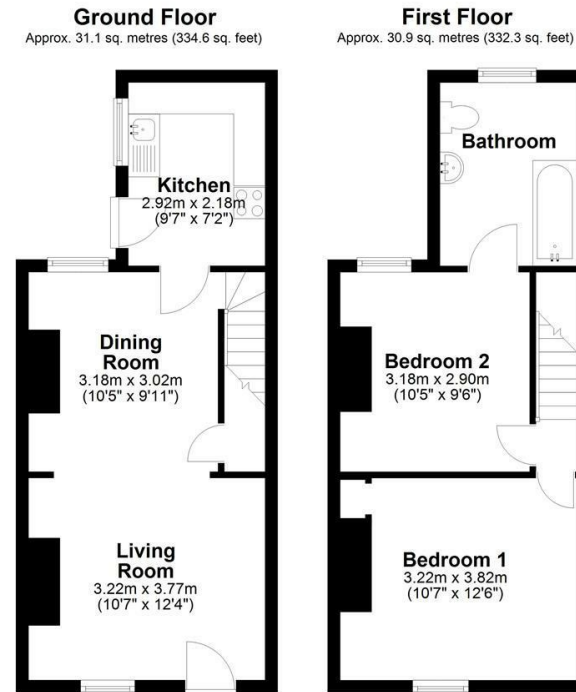
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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
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- * 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

Established. Independent. Passionate



Total area: approx. 62.0 sq. metres (666.9 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

