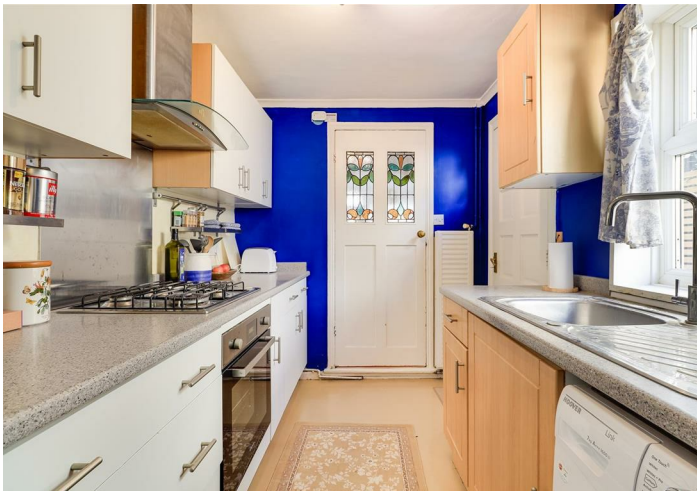




Bush & Co.





## 39 Cockburn Street, Cambridge, CB1 3NB

**Offers Over £425,000 Freehold**



Energy Rating Band D

Cockburn Street is quietly nestled between Mill Road and Argyle Street in the heart of Romsey Town, offering easy access to all the independent shops and cafes Mill Road has become famous for. The mainline railway station is just a few minutes' walk or cycle, whilst the historic city centre is around 1 mile, and the Addenbrookes Hospital Biomedical Campus is around 2 miles. Residents of Romsey Town are spoilt for choice when it comes to local facilities, and the area has a superb community feel.

The accommodation comprises a double-glazed front door to the Sitting/ dining room with a fireplace aperture with painted wood surround and a range of shelving and storage cupboards, laminated flooring, stairs to the first floor, double-glazed windows, and a radiator. Kitchen with a sink unit and range of wall and base cupboards, gas hob and electric oven, extractor fan, gas-fired boiler serving hot water and central heating, plumbing for washing machine, and a door to the rear garden. Bathroom with panelled bath and shower over, hand wash basin, WC, tiled surround, and radiator.

The first-floor landing leads to the 3 bedrooms and allows access to the loft space.

Outside is a generous garden with shrubs and lawn and a large garden shed at the end. A right of way in favour of the neighbouring properties is adjacent to the rear of the house.

Agents Notes: There is planning permission for an extension into roof space and to rear.

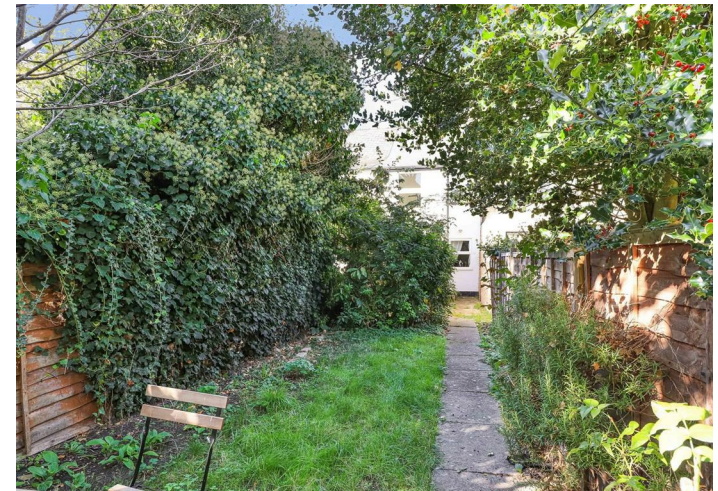
Tenure: Freehold.

Services: mains water, drainage, gas and electricity.

Council tax: C

The house is within the conservation area and resident permit parking.







## 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.

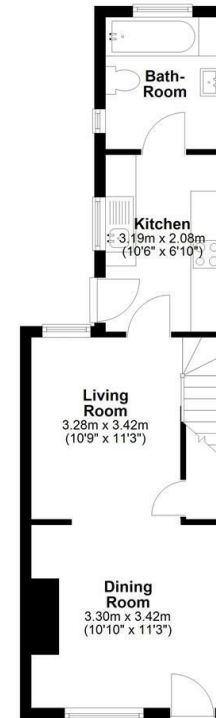
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
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- \* Professional quality photography
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**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate

**Ground Floor**  
Approx. 34.6 sq. metres (372.0 sq. feet)



**First Floor**  
Approx. 29.6 sq. metres (319.0 sq. feet)



Total area: approx. 64.2 sq. metres (691.1 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  
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