



Bush & Co.



415 Newmarket Road, Cambridge, CB5 8JG

Guide Price £325,000 Freehold



Newmarket Road is a hugely convenient central location within easy walking and cycling distance of most of the city's landmark amenities. You will find an array of shops, supermarkets, cafes and restaurants just moments away. Despite its city location, parking is freely available without the need for a permit on adjacent Stanley Road, which can be easily accessed through the rear gate.

The river Cam and Stourbridge common are just a short walk away, offering riverside walks or short cycles to some of Cambridge's most historic pubs and easy access to the historic city centre. Crossing the river provides easy access to Cambridge North station and the Science and Business Parks. Both railway stations can be accessed by cycle within ten minutes.

The property is a period terraced house, part of a row of houses known as 'Cambridge Terraces' which is thought to have been built to house workers of the sawmill which once stood nearby. The property is offered in good repair and sold with the advantage of no upward chain. There are double glazed windows, a gas radiator central heating system and a private rear garden.

The front door opens to a comfortable sitting room with exposed wooden flooring, a fireplace recess and fitted alcove shelving. A door leads to the inner lobby, with stairs to the first floor and through to the spacious kitchen/dining room. There are a fitted range of wall and base units and contrasting work surfaces with stainless steel sink and drainer, an integrated electric oven and gas hob with extractor over and plumbing for washing machine. There is ample room for a table and chairs as well as two useful under stairs cupboards and a door to the rear garden. The bathroom sits at the back and includes a modern three piece suite with shower over the bath and chrome heated towel rail.

The first floor landing leads to two generous double bedrooms, one of which has a built in cupboard with wall mounted gas fired combination boiler and the other with a loft hatch and window overlooking the garden.

Outside - The enclosed rear garden has lawned and paved areas in addition to planting, a brick shed and rear access gate leading to Stanley Road where on street parking is freely available without the need for a permit.



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.

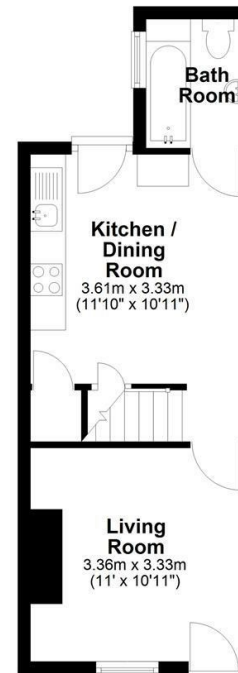
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

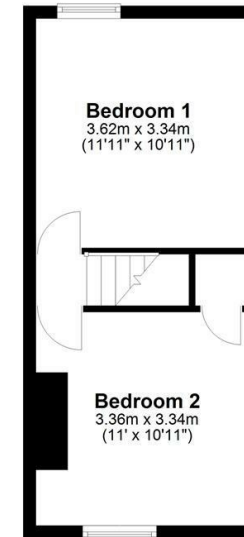
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Ground Floor
Approx. 29.8 sq. metres (320.6 sq. feet)



First Floor
Approx. 26.7 sq. metres (287.1 sq. feet)



Total area: approx. 56.5 sq. metres (607.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band B

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

