



Bush & Co.



97 Foster Road, Trumpington, CB2 9JN

Offers Around £415,000 Freehold



Energy Rating Band D



The entrance door leads to a lobby with stairs rising to the first floor, under stairs storage area and door to the sitting/dining room with dual aspect windows to the front and rear elevations and gas fire. The kitchen comprises a single sink unit with cupboards in addition to a range of wall and base units, gas cooker point, plumbing for washing machine, door to rear garden and pantry cupboard.

On the first floor the landing provides access to the loft space and a built in airing cupboard. There are two bedrooms; one boasts two windows to the front elevation, recess storage and storage cupboard. Bedroom two has a window overlooking the rear garden and a built in storage cupboard. Completing the first floor accommodation is a bathroom that has been refitted to comprise a panelled bath with shower over, hand wash basin, low level WC, tiled surrounds and towel rail.

Externally the property offers a front garden and driveway mainly laid to lawn with a path leading to front door. There is a large single garage housing a gas fired Baxi boiler with metal up and over doors, workshop area, lights, electric plug points and door leading to the rear garden. The garden is predominately laid to lawn with a paved terrace adjacent to the rear of the house.

Location

Trumpington is conveniently located on the desirable southern fringe of Cambridge making it ideal for access to the M11 (1 mile) and the historic city centre (2 miles). The Addenbrookes Hospital Biomedical Campus is less than 2 miles as are the city mainline and Great Shelford railway stations. There is a Waitrose supermarket just a few minutes walk away and good schooling for all ages is easily reachable. Numerous pubs, restaurants, local shops and pleasant open spaces including the new country parks can be found in the vicinity.

TENURE - Freehold

POSTCODE - CB2 9JN

COUNCIL TAX - Band B

SERVICES - All mains services are believed to be connected to the property

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262





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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.

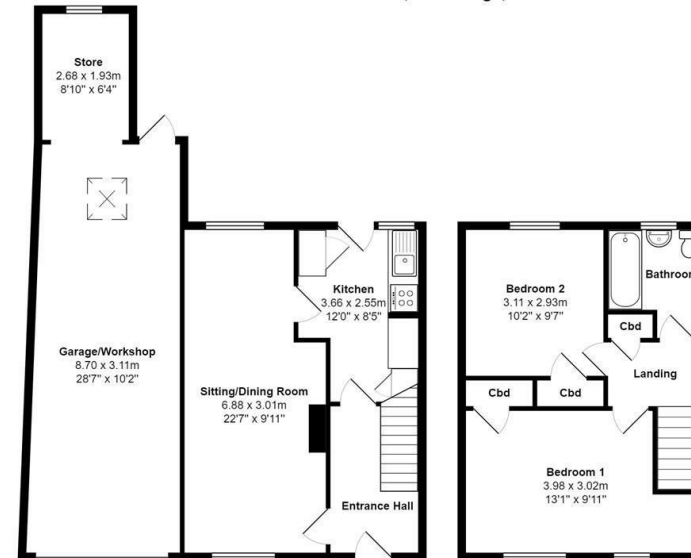
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
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Established. Independent. Passionate

Foster Road, Cambridge, CB2 9JN



Total Area: 68.5 m² ... 738 ft² (excluding garage/workshop, store)

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

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

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