



Bush & Co.



## 187 Perne Road, Cambridge, CB1 3NT

Guide Price £625,000 Freehold



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Perne Road is situated to the favoured south side of the city which is ideally located for access to the railway station and Addenbrookes Hospital Biomedical Campus. There are several shops and supermarkets within walking distance and the area is well served by schooling for all ages.

The property is a 1930's built semi-detached house which has been extended to the ground floor and offers significant scope to improve and extend further with a plot in the region of 250 ft in length. Sold with no upward chain.

The entrance hall has a front door and stairs to the first floor.

The sitting room is at the front with a bay window.

The extended kitchen has windows to side and rear as well a door to the garden. There is a range of wall and base units and a gas fired boiler.

The family/dining room has also been extended and offers plenty of space with doors opening into the garden.

The first floor landing has a window and loft hatch.

Bedroom one is a large double room with bay window at the front.

Bedroom two is a further double room overlooking the rear garden with built in cupboard.

Bedroom three is a single room to the front.

There is a three piece bathroom.

Outside - The frontage allows for off street driveway parking with a lawned area and gated access to the rear garden.

The particularly long rear garden is laid to lawn with a patio area and detached garage.



## 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.

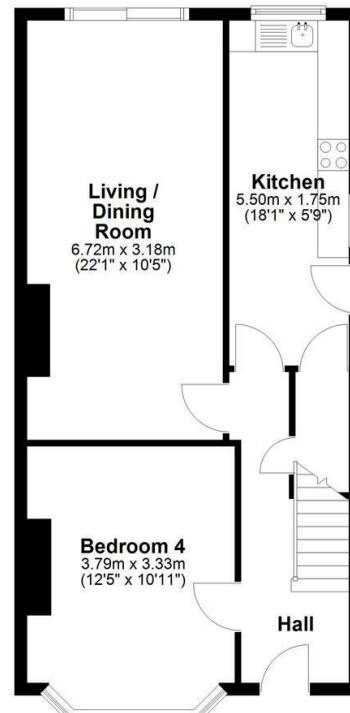
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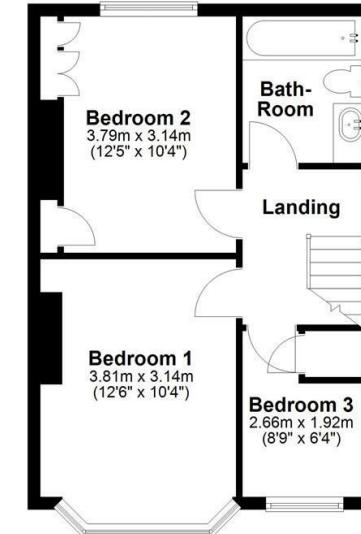
**Contact us for a free valuation of your property**  
**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

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**Ground Floor**  
Approx. 54.4 sq. metres (586.0 sq. feet)



**First Floor**  
Approx. 39.9 sq. metres (429.9 sq. feet)



Total area: approx. 94.4 sq. metres (1015.8 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  
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Cambridgeshire  
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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

