



Bush & Co.



46 Kingston Street, Cambridge, CB1 2NU

Guide Price £450,000 Freehold



Kingston Street is a desirable residential location in Petersfield just a short walk from the railway station and city centre with many of the independent shops, cafes, pubs and restaurants Mill Road is famous for on your doorstep.

The property is a period terraced home offering well proportioned accommodation throughout with replacement double glazing and a gas fired radiator central heating system. General modernisation would be beneficial and the house is sold with the advantage of no upward chain.

The front door opens into an entrance lobby with brick floor and a door to the sitting/dining room which has a double glazed sash window to the front and a double glazed door to the rear garden. There is a cast iron fireplace, exposed wooden floor and stairs to the first floor. The galley kitchen comprises a range of wall and base units with integrated electric oven and microwave as well as plumbing for dishwasher, tiled flooring and tiled splash backs. A small utility area at the back of the kitchen provides plumbing for washing machine, space for fridge freezer and a door to the three piece bathroom with shower over the bath.

The first floor platform landing has a loft hatch and doors lead to both bedrooms. Bedroom one is located at the front, spanning the full width of the house, with two double glazed sash windows and exposed wooden floor. Bedroom two is at the back with a built in cupboard, exposed wooden floor and door to a box room/office which has a wooden floor and double glazed window to the rear.

Outside - There is an enclosed low maintenance rear courtyard garden with paved patio and planting as well as outside lighting and a tap.



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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.

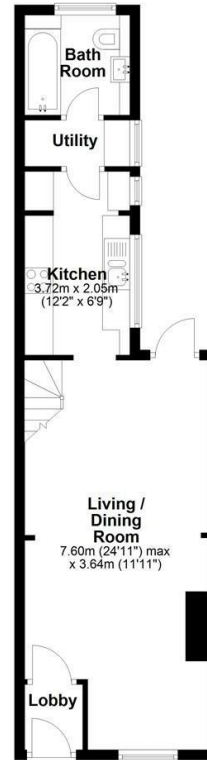
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
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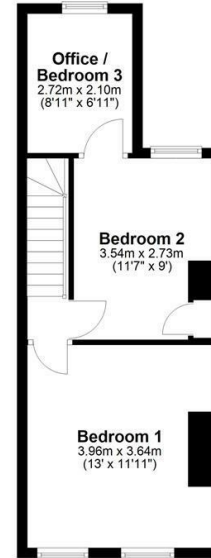
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Ground Floor
Approx. 41.2 sq. metres (443.4 sq. feet)



First Floor
Approx. 33.6 sq. metres (361.5 sq. feet)



Total area: approx. 74.8 sq. metres (804.9 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

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