



Bush & Co.





**84 St. Philips Road, Cambridge, Cambridgeshire, CB1 3DB**

**Guide Price £850,000 Freehold**



Energy Rating Band D

A double-glazed entrance door leads to a hallway with stairs to the first floor and doors to both the sitting room and dining room. The snug front room has a homely feel with twin sash windows and a period open fireplace. The separate dining room has a sash window, brick fireplace with wood-burning stove, original exposed wooden floor, and an under-stairs cupboard. An opening leads to the kitchen with a Rangemaster cooker, breakfast bar, and plumbing for appliances, dishwasher. Double doors open to a significant conservatory with a brick base and a wooden floor. A radiator ensures all-year-round usability. Double doors take you out to the rear garden and a further door provides access to the useful utility room, which has plumbing for a washing machine and sink with a separate cloakroom off.

The first-floor accommodation includes a landing with doors to all rooms. A generous full-width double bedroom is at the front with twin sash windows, a cast iron fireplace, and exposed wood flooring. There are two further comfortable bedrooms on this level, one of which has a fixed air conditioning unit, and a modern three-piece bathroom suite.

The top floor has been cleverly created by converting the loft to include a landing space, a large double bedroom with a Dormer and Velux windows as well as ample storage cupboards. There is a beautiful newly installed three-piece bathroom with a standalone bath, WC, and wash hand basin.

The low-maintenance enclosed rear garden has paved and gravelled areas, a storage shed, and a rear access gate to a passageway providing access for bins and bikes, etc.

St Philips Road is a desirable residential location in the heart of Romsey town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on the street 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
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- \* Media tours

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## 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  
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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

