



Bush & Co.

5 Rothleigh Road, Cambridge - Guide Price £450,000

Rothleigh Road is situated in a highly regarded residential location, near to Cherry Hinton Hall Park, to the favoured south side of the city with popular schooling within close walking distance. Addenbrookes Hospital Biomedical Campus is just 1 mile away, the railway station is 2 miles and the city centre around 3 miles. There are local shops and convenience stores in the vicinity and larger supermarkets are within easy reach.

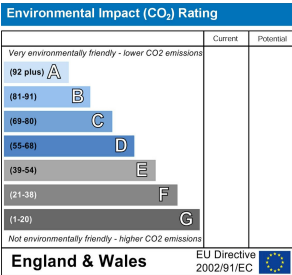
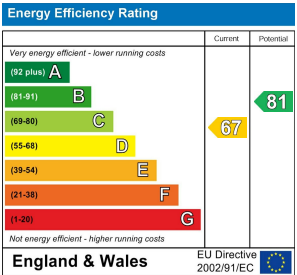
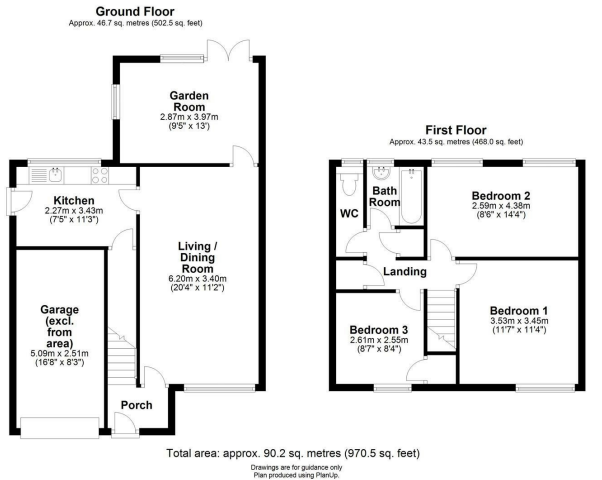
The property is a detached house with single storey extension to the rear which would benefit from general modernisation throughout. Sold with the advantage of no upward chain.

The front door opens to a hallway with stairs to the first floor and a door to the sitting room. The sitting room is a spacious room at the front of the house and leads to the kitchen which has a large under stairs cupboard and door to the side passageway. An extension

across the back offers an extra reception or bedroom with double doors out to the garden.

The first floor landing has a loft hatch, storage cupboard and further cupboard housing a wall mounted gas fired combination boiler. There are two large double bedrooms and a comfortable single room with a cupboard. The bathroom has a two piece suite with shower over the bath and there is a separate w.c.

Outside - There is a lawned front garden with driveway providing off street parking which leads to a single integral garage with power and light connected and up and over door. The enclosed rear garden is laid mainly to lawn and there is a side access gate.



IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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