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51 Clara Rackham Street, Cambridge, CB1 3FH

Guide Price £750,000 Freehold



Clara Rackham Street forms part of the acclaimed Timber-Works scheme by renowned builders Hill Residential. The development has recently been completed and includes a bold mix of apartments and townhouses set around a landscaped central park with facilities including community rooms and day nursery. Located off Cromwell Road which offers good access to the city centre, the Addenbrookes Hospital Biomedical Campus and railway station. There are many recreation, retail and leisure facilities nearby with the Beehive Centre, retails parks and supermarkets within walking distance as well as all the independent shops and facilities of Mill Road.

This desirable and rarely available semi-detached townhouse offers spacious, well designed accommodation over three floors which is highly energy efficient and flexible. There are double glazed windows and doors, a gas radiator central heating system and private driveway parking with EV charging point.

The entrance hall has a cupboard housing the hot water cylinder, there is a staircase to the first floor and doors to both kitchen and dining room. The cloakroom has a w.c with concealed cistern and wash hand basin. The stylish fitted kitchen comprises a contemporary range of wall and base units and stone work surfaces with inset stainless steel sink unit with water softener below. A full complement of integrated appliances include electric oven, microwave, induction hob with extractor over, washer dryer, dishwasher, fridge and freezer. A cupboard conceals the wall mounted gas fired boiler. The kitchen is open plan to the dining area which runs along the back of the house with windows and door to the garden and a built in cupboard under the stairs.

The first floor landing has stairs to the second floor. The sitting room is located at the front of the house with a large picture window and smaller window overlooking the play area. Bedroom two is a generous double room at the back with two windows overlooking the garden. The family bathroom offers a three piece suite with shower over the bath, w.c with concealed cistern and inset wash hand basin. There are part tiled walls, an air extractor fan and chrome heated towel rail.

The second floor landing has a rooflight window allowing natural light as well as a loft hatch. The principal bedroom is at the front with a window overlooking the play park, being a well proportioned room with built in double wardrobe and mirrored sliding doors. The ensuite houses a large shower cubicle, w.c with concealed cistern and inset wash hand basin. There are part tiled walls, an air extractor fan and chrome heated towel rail. Bedroom three is at the back and is large enough to take a double bed if required.

Outside - The block pavior frontage provides private driveway parking with an EV charging point. The enclosed rear garden is well designed with a mix of paved, lawned and planted areas in addition to a timber shed, side access gate, power sockets, tap and light.

Agents Note : There is yearly contribution of £150 towards upkeep of communal grounds within the development.



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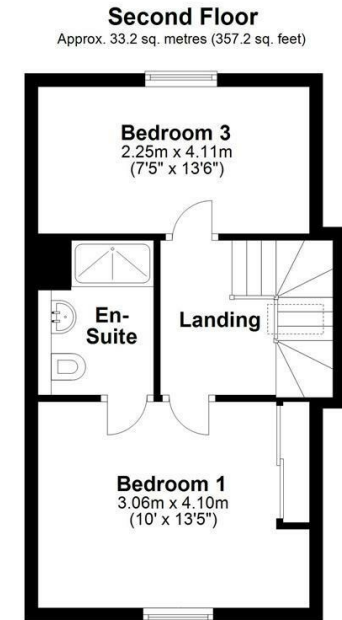
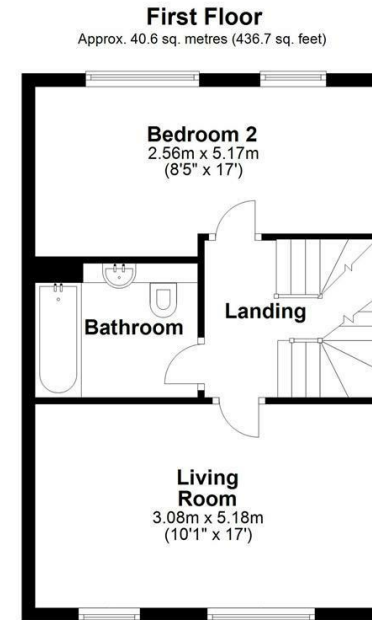
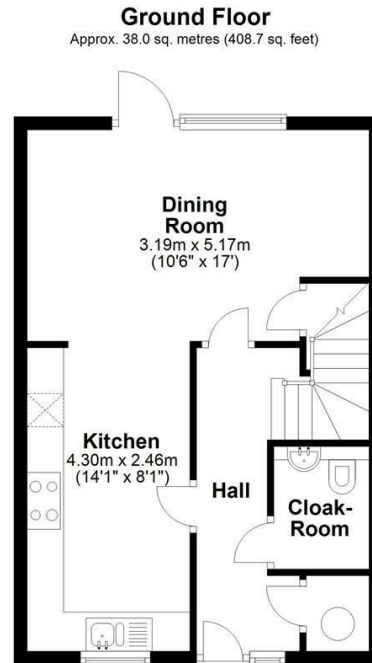
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Total area: approx. 111.7 sq. metres (1202.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band E

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

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