



Bush & Co.



## 4 Ainsworth Court, Cambridge, CB1 2PA

Guide Price £425,000 Freehold



Energy Rating Band C

Location: Ainsworth Court is located off Ainsworth Street and consists of modern terraced housing with its own parking. Ainsworth Street is situated in a prime location within easy reach of the City Centre. The area is currently experiencing a surge in development investment, with both the Grafton and Beehive centre's proposing large-scale world-class science hubs as well as further general commercial and residential improvement schemes. The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces, including Parkers Piece.

The accommodation in detail. Ground floor, free standing cooker, porch with UPVC front door to Kitchen/dining room offering a sink unit with a range of wall and base cupboards, electric hob and oven, plumbing for washing machine, pantry and cupboard housing gas fired boiler serving hot water and central heating, window overlooking the front garden, Sitting room with double glazed door to the rear garden, stairs to first floor and radiator. First floor landing with access to loft space, bedroom 1 with 2 cupboards, window to rear elevation and radiator. Bedroom 2 with a cupboard and radiator. Shower room with shower cubicle, hand basin, WC, inset lighting and towel rail.

Outside is a shallow front garden with a path and a gate to the rear garden. At the rear is a paved garden with timber fencing. In the corner of the Court is an allocated parking space via timber gates.

Tenure; Freehold

Services: Mains water, drainage, gas and electricity

Council Tax; C



## 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.

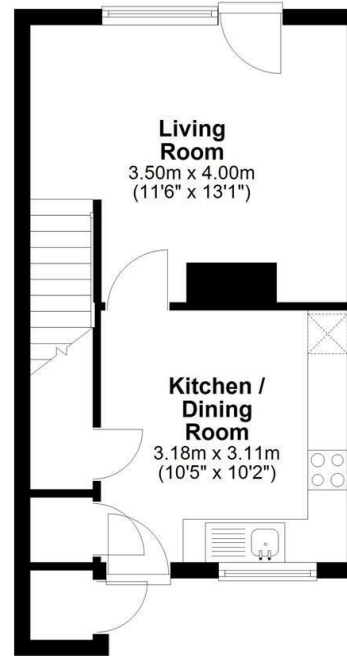
- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

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

Established. Independent. Passionate

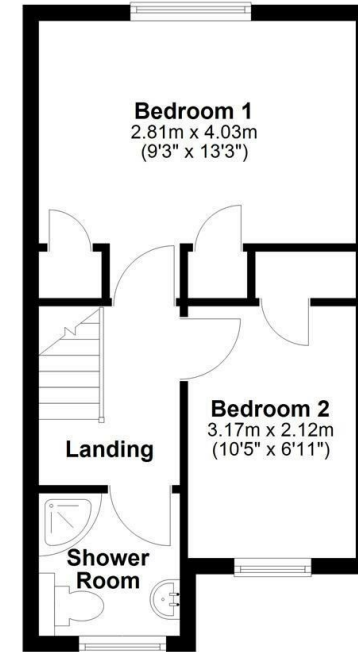
### Ground Floor

Approx. 27.9 sq. metres (300.2 sq. feet)



### First Floor

Approx. 29.1 sq. metres (312.7 sq. feet)



Total area: approx. 56.9 sq. metres (613.0 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

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

