



Bush & Co.



81 Ramsden Square, Cambridge, CB4 2BN

Guide Price £500,000 Freehold



Ramsden Square is off Milton Road which is one of the main routes into the city from the north with access via the A14 and A10 as well as being convenient for both the Cambridge north railway station and guided busway. There are several local shops and supermarkets nearby as well as schooling for all ages. The Milton Road science / business parks are within easy reach as is the historic city centre.

The property is an extended and improved terraced house with spacious accommodation over three floors which benefits from double glazing, gas radiator heating and the advantage of no upward chain.

The entrance hall leads to the front sitting room which has a bay window, exposed wooden floor and feature cast iron fireplace. The well appointed and re-fitted kitchen/breakfast room comprises a range of wall and base units and work surfaces with integrated electric oven and gas hob with extractor over. There is a useful under stairs storage cupboard and a door to the side passageway. The utility room has a part vaulted ceiling with rooflight and includes fitted cupboards, a stainless steel sink unit and plumbing for washing machine. Additionally there is a cloakroom with two piece suite and wall mounted gas fired boiler.

The first floor accommodation has exposed wooden flooring with a landing area and stairs to the second floor. There are two large double bedrooms on this level as well as a generous four piece bathroom with both shower cubicle and bath.

The second floor landing has a rooflight window. The principal bedroom is particularly spacious and light courtesy of twin rooflights and double French doors to a Juliet balcony. An additional room adjacent could be utilized as a study/dressing room/nursery or could alternatively be converted into an ensuite.

Outside - The block pavior frontage can provide off street driveway parking for two cars and a secure gate allows access to the rear garden via a covered side passageway. The enclosed rear garden features lawned and paved areas with flower and shrub borders and an outside tap.



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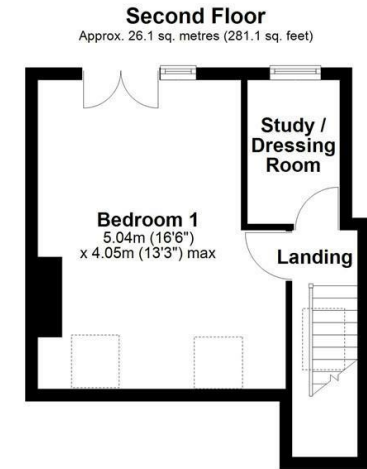
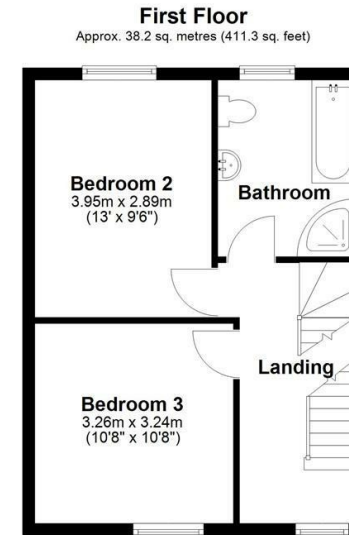
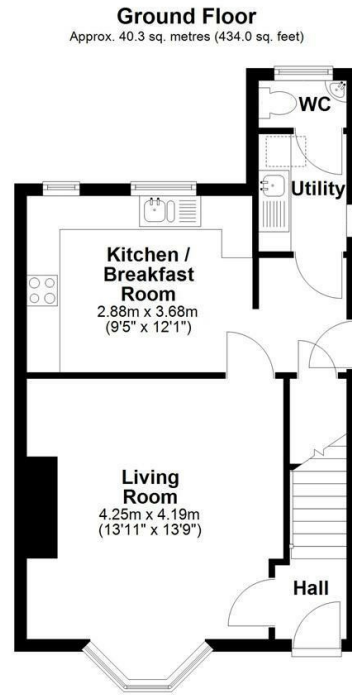
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Total area: approx. 104.6 sq. metres (1126.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

81 Ramsden Square, Cambridge

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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