



Bush & Co.





## 37 Arran Close, Cherry Hinton, CB1 9JH

**Guide Price £415,000 Freehold**



Energy Rating Band D

Arran Close is located in an established part of Cherry Hinton, within walking distance of the high street with plentiful shops and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles, and the historic city centre is around 3 miles. There is good schooling for all ages nearby, and transport links are well catered for with regular bus services and convenient access to the A14.

Accommodation in detail.

Ground floor, Modern front door to the entrance hall with stairs to the first floor and radiator. Sitting/ dining room with double-glazed French doors to the conservatory and radiators. Kitchen well fitted with modern units comprising a sink unit with a matching range of wall and base units, electric hob and oven, fridge space, dishwasher, gas-fired boiler, and double-glazed window overlooking the front garden. Utility with plumbing for a washing machine. Conservatory with double-glazed French doors to the rear garden. First floor landing 3 bedrooms, bathroom with panelled bath, hand basin and WC, shower cubicle and towel rail.

Outside is a shallow front garden with hard standing for bins and bikes. To the rear is a generous garden laid to lawn with a gravel terrace, timber shed and surrounded by timber fencing and a brick wall. Rear access.

Tenure: Freehold.

Services: Mains water, drainage, electricity and gas.

Council Tax; C







## Exceptional service in Cambridge and the surrounding villages

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### Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



Total area: approx. 89.6 sq. metres (964.8 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

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