



Bush & Co.





## 32 Natal Road, Cambridge, CB1 3NS

**Guide Price £725,000 Freehold**



Energy Rating Band C

The house extends to 1320sq' (122.7 sqm), benefitting from gas fired central heating and double-glazed windows and a south facing rear garden. Located in a popular residential area off Mill Road.

The ground floor comprises entrance hall with cloakroom leading to living room with bay fronted window, separate dining room and a study. A well fitted Kitchen/ breakfast room opening to the rear garden. The first-floor landing leads to 4 bedrooms, bathroom and shower room.

Natal Road is located off Perne Road which in turn is off Mill Road, a thriving commercial road with a unique atmosphere and a wealth of retail shops and services. There is schooling for most ages, large Sainsbury's superstore, several parks and this area has easy access to the railway station, Addenbrookes Hospital and the City Centre.

Tenure: Freehold

Services Mains water, drainage, gas and electricity.

Council Tax: D





## 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



## Further Information

Tenure - Freehold

Council Tax - Band D

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)**

