



Bush & Co.



2 St. Philips Road, Cambridge, Cambridgeshire, CB1 3AQ

Offers Around £465,000 Freehold



Energy Rating Band D

The front door takes you into the entrance hall with stairs to first floor with a cupboard housing a gas fired combination boiler serving domestic hot water and central heating system. In the sitting room there is a bay window to front elevation and radiator. The dining room has a large picture window with views of the rear garden and radiator. The kitchen is made up of a single sink unit with cupboards below and original larder unit, electric cooker point and a door leading to utility area with a double glazed door leading to the rear garden.

On the first floor landing there are doors leading to all bedrooms and bathrooms. Bedroom 1 comprises a double glazed window to front elevation and radiator. Bedroom 2 comprises a double glazed window with views of the rear garden and radiator. The shower room comprises a shower cubicle, hand wash basin, low level WC and a double glazed window to front elevation. The bathroom comprises a panelled bath with shower over, hand wash basin and low level WC.

Outside to the front of the property is a shallow front garden with path leading to front door. There is side pedestrian access via a gate leading to an enclosed rear garden laid predominantly to lawn with timber shed and a small paved area. There is potential for off street parking with a dropped curb off Cavendish Road subject to necessary planning permission.

Location:

St Philips Road is located off Mill Road in the Romsey Town area. The Romsey Town area has a unique atmosphere and offers many local facilities including a wide range of retail shops and services, a number of parks and schooling for most ages. Mill Road is conveniently situated for the mainline station to London Kings Cross and Liverpool Street, Addenbrookes Hospital and the City Centre.

Agency Notes: There is current planning permission for an Single Storey Rear Extension Reference 24/01455/HFUL

TENURE - Freehold

POSTCODE - CB1 3AQ

COUNCIL TAX - C

SERVICES - All mains services are believed to be connected to the property

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262



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.

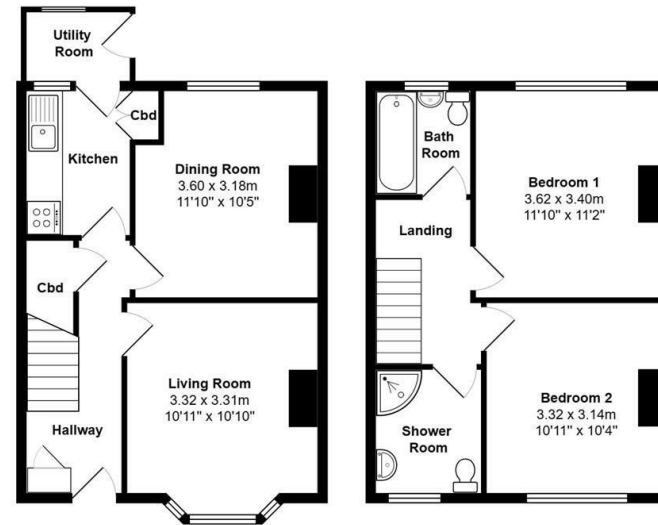
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

Established. Independent. Passionate

St Philips Road, Cambridge, CB1 3AQ



Total Area: 74.2 m² ... 799 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

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

