



Bush & Co.



154 Sleaford Street, Cambridge, CB1 2NS

Offers Around £325,000 Leasehold



Energy Rating Band C

The property comprises a timber front door to the entrance hall with stairs to first floor accommodation. The landing has stairs to the second floor and also leads to the sitting/dining room with large picture windows and a glazed door to balcony. A warm air gas fired boiler provides central heating.

The kitchen is comprehensively fitted comprising a sink unit with a range of wall and base units, gas hob, electric oven, extractor fan, fridge/freezer and a window overlooking the communal gardens.

Bathroom comprises a bath with shower over, hand wash basin and wc, in addition to tiled surrounds and an extractor fan.

Second floor landing leads to bedroom 1, which has double glazed windows to rear elevation and also to bedroom 2 which is a further double room. Access to loft space.

Outside are well maintained communal gardens, bike racks and an allocated parking space.

Sleaford Street is located off Sturton Street within the suburb of Sturton Town giving easy access to the city centre. Sturton Town is a popular residential area in Cambridge, close to the Grafton Centre, Mill Road and Parkside School catchment area. The location allows easy access to the railway station and the city centre.

Tenure: Leasehold with 89 years remaining

Ground rent: £0

Service charge: £761.08 per annum

Services: Mains water, drainage, gas and electricity



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.

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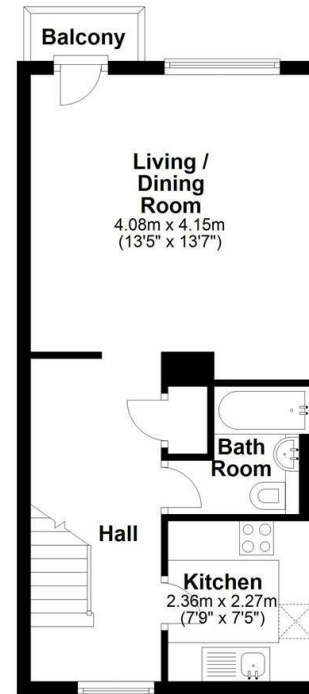
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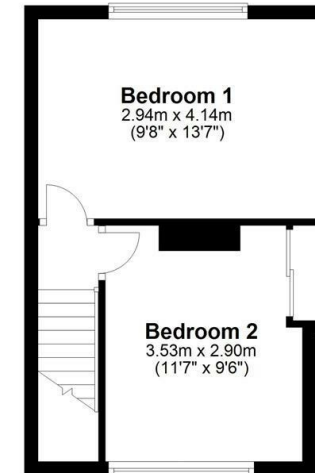
First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Second Floor

Approx. 26.6 sq. metres (285.9 sq. feet)



Total area: approx. 63.6 sq. metres (684.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold

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

