



Bush & Co.



39 Argyle Street, Cambridge, CB1 3LR

Guide Price £450,000 Freehold



Energy Rating Band D

39 Argyle Street is a mid-terrace family home of brick elevations under a slate tiled roof, offering well-planned accommodation arranged over 2 floors with 2 double bedrooms, a first-floor bathroom measuring over 840 SQ FT, being sold with no onward chain.

In brief, the accommodation consists of a welcoming entrance hallway has stairs rising to the first floor and, door to the dining room.

The living/dining room is open plan in design, light, bright, and airy with dual aspect sash windows to front and rear aspects, original stripped floorboards, open fireplaces with ornate surrounds, bespoke cupboards provide useful storage behind feature panelled walls. Off the dining room is the modern kitchen, which has a range of matching cabinets and drawers, ample work surfaces, an integrated oven, 4-ring gas hob with extractor above, space and plumbing for appliances, dual aspect windows, further Velux window and door leading to the rear garden.

On the first floor, there are 2 double bedrooms off a central landing with loft access. The principal bedroom is a great size double, spanning the width of the property, located to the front of the property, with original stripped floorboards, 2 sash windows, and built-in storage cupboards. Bedroom 2 is again a double, with a sash window to the rear aspect and 2 built-in wardrobes. The bathroom has a bath with a shower over, WC, hand wash basin, space, and plumbing for a washing machine.

Outside, the large private rear garden has a patio area, shrub borders, and the remainder is currently shingled for low maintenance. At the foot of the garden is a timber shed for storage, and a secure wooden gate allows for rear access.

Argyle Street is quietly nestled off Mill Road in the heart of Romsey Town, offering easy access to all the independent shops and cafes Mill Road has become famous for. The mainline railway station is just a few minutes' walk or cycle, whilst the historic city centre is around 1 mile away and the Addenbrookes Hospital Biomedical Campus around 2 miles. Residents of Romsey Town are spoilt for choice when it comes to local facilities, and the area has a superb community feel.



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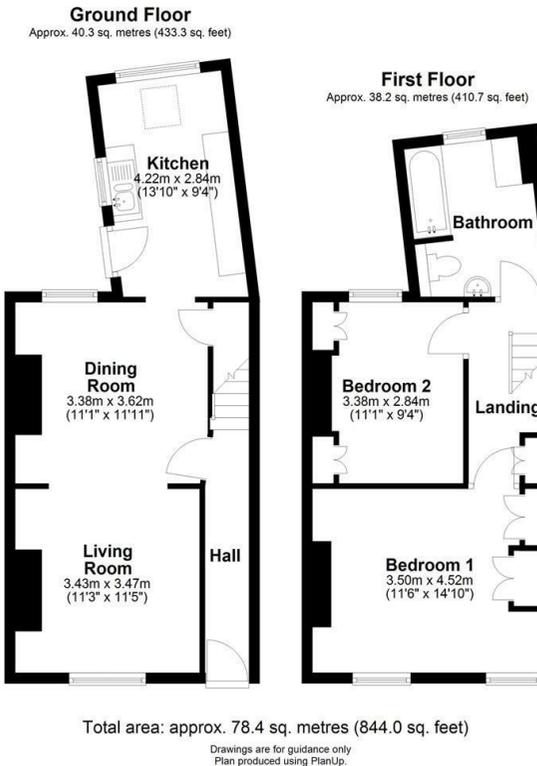
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Further Information

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
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