



Bush & Co.



30 Nuttings Road, Cambridge, CB1 3HU

Guide Price £300,000 Freehold



Energy Rating Band E

Location

Nuttings Road is located off Coldhams Lane, allowing easy and convenient Access to the A4, M11, Marshall's, Sainsbury's Superstore, Cambridge City Centre, and offering a wide range of local facilities, including a variety of shops and services, local schooling, and recreational parks.

Accommodation in detail, glazed front door to entrance hall with stairs to first floor, electric radiator. Sitting/ dining room gas fire, bay window to front elevation. Kitchen with a sink unit and an electric cooker point. Lean to with French doors to the rear garden, WC, side pedestrian access. First floor landing, 3 bedrooms, and a shower room.

Outside is a driveway and side access. To the rear is a generous garden and brick store.

Tenure: Freehold.

Services: mains water, drainage, gas, and electricity.

Council Tax; C



Exceptional service in Cambridge and the surrounding villages

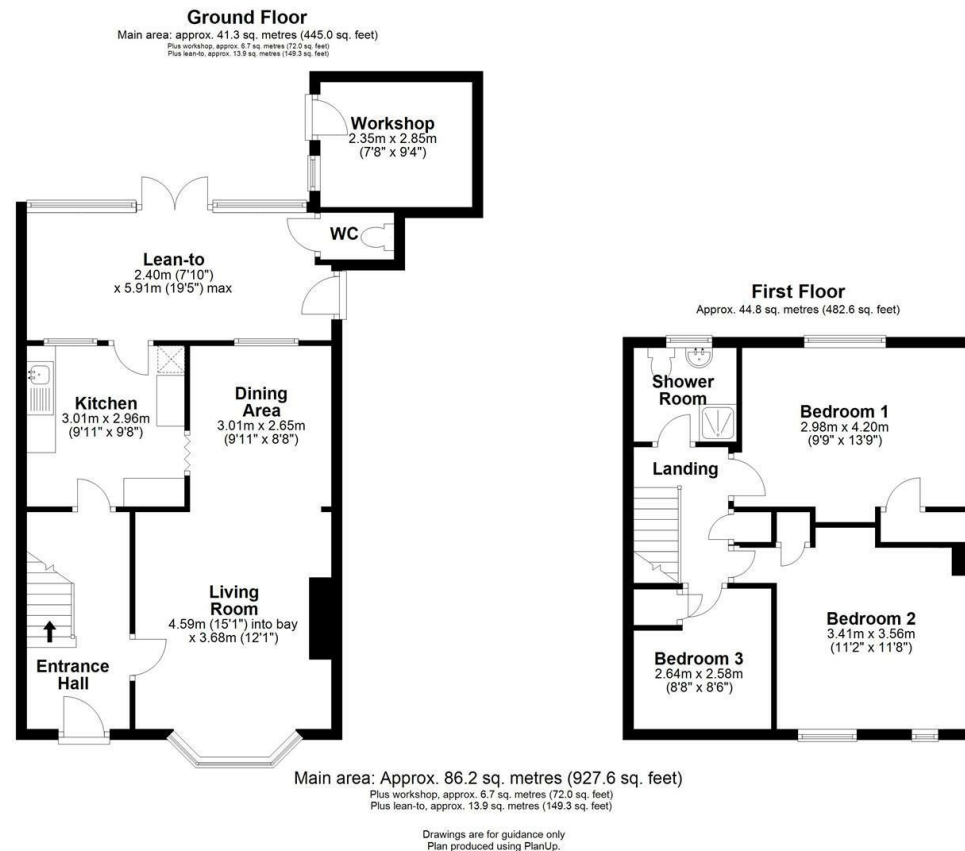
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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



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

