



Bush & Co.

25 Kerridge Close, Cambridge - Guide Price £275,000

Kerridge Close is a modern cul-de-sac situated in a prime Petersfield location between Sturton Street and Ainsworth Street, within easy reach of the city centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large scale world class science hubs as well as further general commercial and residential improvement schemes. The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parker's Piece.

The property is a back to back terraced house which would equally suit first time buyers, down sizers and those looking for a buy to let investment with an estimated rental of around £1200 - £1300 PCM. There is economy 7 heating and hot water as well as secondary glazed windows. The entrance door takes you into the kitchen/living room which occupies the ground floor with a fitted range of wall and base units and work surfaces, integrated electric double oven and hob with extractor over, stainless steel sink and drainer, plumbing for washing machine and under cabinet fridge. There is a window to front aspect, electric storage heater and stairs to the first floor with a useful under stairs cupboard which also

contains the hot water tank. The first floor features a bedroom area with vaulted ceiling providing a feeling of space and light courtesy of a window to the front aspect and electrically operated rooflight. A ladder staircase takes you up to the mezzanine and there is a three piece bathroom comprising paneled bath with electric shower over, w.c and wash hand basin. The mezzanine level can take a mattress for occasional use and provides useful storage with an access hatch to the store room.

Outside - There is an attractive low maintenance paved garden to the front providing a peaceful seating area and bicycle/storage unit. There is an allocated parking space within the residents car park off Ainsworth Street.

TENURE - Freehold

POSTCODE - CB1 2QW

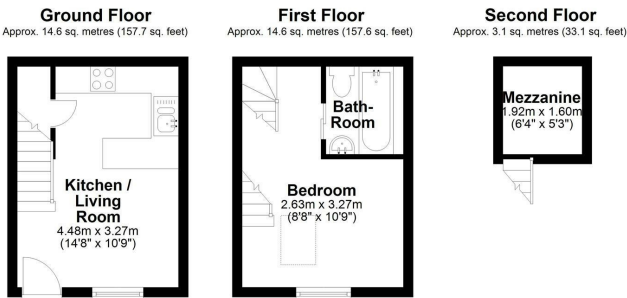
COUNCIL TAX - Band B

LOCAL AUTHORITY - Cambridge

VIEWINGS - Strictly through the vendors selling agents 01223 246262

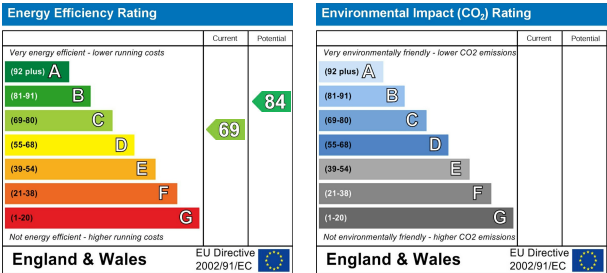
IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Total area: approx. 32.4 sq. metres (348.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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