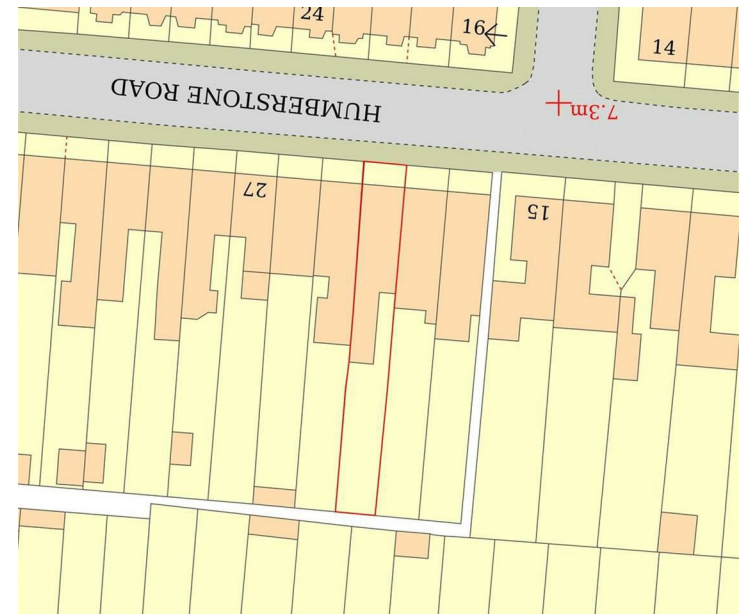




Further Information

Tenure - Freehold

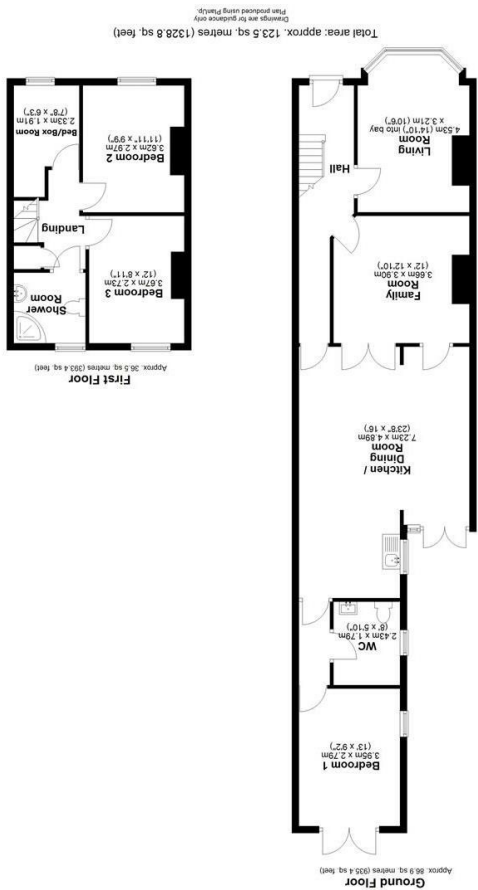
Council Tax - Band E

Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN

www.bushandco.co.uk



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

Established. Independent. Passionate



Bush & Co.



21 Humberstone Road, Cambridge, CB4 1JD

Guide Price £800,000 Freehold

3 2 2 D

Humberstone Road is situated just to the north of the river in the highly regarded De Freville area between Chesterton Road and Midsummer Common. There is good local shopping at Mitchams Corner with primary schooling at Milton Road and a number of excellent independent schools within easy reach. The City centre can be approached on foot or bicycle via Midsummer Common and Jesus Green.

The property is a traditional bay fronted terraced house which has been extended on the ground floor to the rear yet still offers further scope to expand and improve. The result is a unique, spacious and light downstairs with 935 sq ft of flexible accommodation including a principal bedroom suite opening out to the garden.

The entrance door leads to a hallway with stairs rising to the first floor and exposed wooden flooring. There are doors to the living room, family room and kitchen/dining room. The living room is located at the front with a large bay window, exposed wooden floor and cast iron fireplace. There is a comfortable and cosy family room with exposed wooden flooring and an original ornate fireplace. Double and single doors, with a step down, proceed to the particularly spacious and light filled kitchen/dining room which features a lovely part vaulted glazed roof and double doors to the garden. A door from the kitchen leads to the principal bedroom suite with a hallway, generous double bedroom with French doors to the garden and a partially completed re-fitted bathroom featuring w.c, wash hand basin and ample room to install a bath or large shower enclosure.

The first floor landing includes a built in cupboard with hot water cylinder and loft hatch. There are two double bedrooms as well as a single/box room which would make an ideal study or nursery. There is an additional modern three piece re-fitted shower room with corner cubicle, w.c and wash hand basin.

Outside - There is a low level brick walled frontage and pathway to the front door. The enclosed rear garden has planting areas and a timber shed. There is an outside tap and rear gated access to a shared passageway.

