



Bush & Co.



72 Sedgwick Street, Cambridge, CB1 3AL

Guide Price £495,000 Freehold



Energy Rating Band D

A beautifully presented 2-bedroom mid-terraced home, with a first-floor bathroom, offers open-plan accommodation with the potential to extend STPP. It is located in this ever-popular location, close to all the amenities Mill Road has to offer.

72 Sedgwick Street is a spacious well-presented, 2-bedroom house with brick elevations under a slate roof. The accommodation is arranged over 2 floors measuring over 730 SQFT.

In brief, the accommodation consists of an open plan living/dining room, which is light bright, and airy with dual aspect windows. There is a feature fireplace with surround, bespoke cupboards, and shelving, and stairs to the first floor with further bespoke storage beneath.

The kitchen has a range of matching cabinets and drawers, ample worksurfaces, space, and plumbing for various appliances. Patio doors lead to the rear garden, and a further part glazed door leads to the side return.

On the first floor, there are 2 bedrooms off a central landing with access to the loft which is fully boarded for storage. The principal bedroom is a great size double with built in wardrobes, spanning the width of the property and is located to the front of the home. Bedroom 2 is a small double with window to side aspect and further Velux.

The shower room is modern in design, there is a large walk-in shower, WC, hand wash basin, and heated towel rail.

Outside, the private landscaped east-facing garden is a feature of note. There is a patio area, raised beds, and a timber bicycle and bin store with a green roof. A secure wooden gate gives rear access leading to St Philips Road.

Sedgwick Street is a desirable residential location in the heart of Romsey town with all the independent shops, cafes, and facilities Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.6 miles, and the Addenbrookes Hospital Biomedical Campus less than 2 miles away. Parking is available on the street without the need for a permit.



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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.

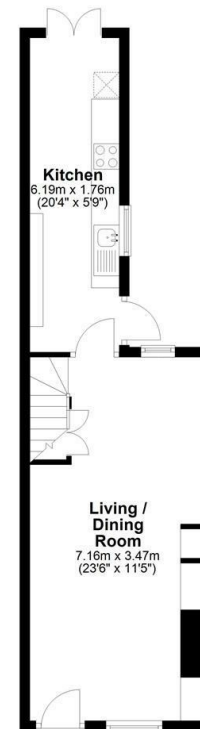
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Ground Floor
Approx. 35.9 sq. metres (386.6 sq. feet)



First Floor
Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 68.2 sq. metres (734.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

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