



Bush & Co.



## 53 Devonshire Road, Cambridge, CB1 2BL

Offers In Excess Of £600,000 Freehold



Energy Rating Band D

Devonshire Road runs between Tenison Road and Mill Road in this highly regarded and accessible area of the city. It is perfectly located for the railway station and is a short walk to the city centre and Botanical Gardens. It is also ideally placed for access to Addenbrooke's Hospital. There are excellent local amenities in the thriving and cosmopolitan Mill Road area, including a wide range of independent shops, cafés, and doctors. It is also within easy reach of schooling for all ages, as well as being close to the university and colleges.

The accommodation comprises, timber front door with fan light over, entrance hall with stairs to first and second floors, sitting room with bay window with fireplace aperture and radiator, dining room with window overlooking the garden, kitchen with sink unit, range of wall and base cupboards, French door to the rear garden, cloakroom.

First floor landing with stairs to second floor, 2 shower rooms and 3 bedrooms, second floor principle bedroom with ensuite shower room.

Outside is a shallow front garden with a path to the front door. At the rear is an enclosed garden with rear pedestrian access.

Tenure: Freehold.

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

Council Tax: D



## Exceptional service in Cambridge and the surrounding villages

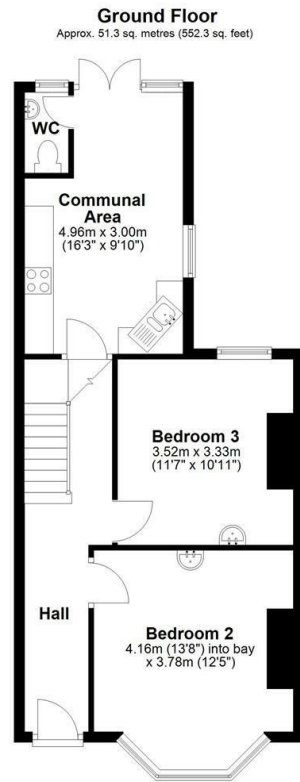
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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



Total area: approx. 123.7 sq. metres (1331.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band D

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](http://www.bushandco.co.uk)

