Bush & Co.

71 Burnside, Cambridge, CB1 3PA

Guide Price £475,000 Freehold

3 1 1 D

Energy Rating Band D

Location
Burnside is located off Mill Road, which is a thriving commercial road with a unique atmosphere and a wealth of retail shops and services. There is schooling for most ages, several parks, and this area has easy access to the railway station, Liverpool Street and Kings Cross, Addenbrooke's Hospital, and the City Centre.

The accommodation comprises, timber front door leading to a sitting/dining room with stairs to the first floor, timber wall panelling, double glazed windows to front and rear elevation, storage, and a radiator.

A well-fitted kitchen with a sink unit and range of wall and base units, hob, electric oven, plumbing for washing machine, gas boiler serving hot water, and a central heating system. A door leads to the rear garden.
Bathroom with a panel bath, hand wash basin, and WC. First floor landing leads to the 3 bedrooms: 2 comfortable double bedrooms and a single bedroom.

Outside is a shallow front garden and rear access via a neighbouring property. The rear garden is charming with timber fencing, lawn, bed and shrubs, and a terrace. At the rear of the garden is a timber studio fitted with electricity and double-glazed bifold doors.

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.

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Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

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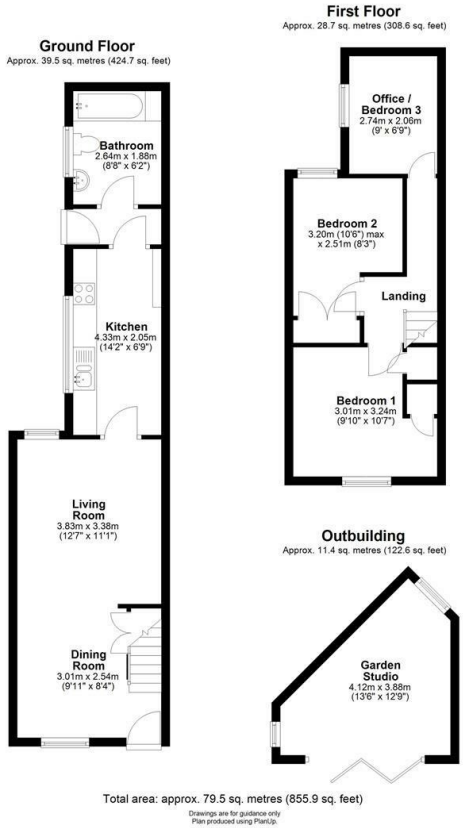

Further Information

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
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