



Bush & Co.



## 53 Catharine Street, Cambridge, CB1 3AW

Guide Price £385,000 Freehold



Catharine 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 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on street without the need for a permit.

The property is a terraced house which would benefit from some updating but offers well proportioned accommodation in a desirable location. Sold with the advantage of no upward chain.

The entrance door leads to a dual aspect open plan living/dining room with a central staircase and opening to the kitchen which comprises a range of wall and base units in addition to space for fridge freezer, cooker, washing machine and dishwasher. There is a wall mounted gas fired boiler and door to the garden.

The first floor landing has a loft hatch. Bedroom one is a generous double room, spanning the width of the house, with exposed wooden floor and built in cupboard whilst bedroom two is nicely proportioned with a built in cupboard and quiet rear aspect. The three piece bathroom has a mixer tap shower over the bath as well as a window, part tiled walls, fitted shelving and heated towel rail.

The enclosed rear garden has low maintenance lawned and gravelled areas as well as outside lighting and two sheds.



## 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.

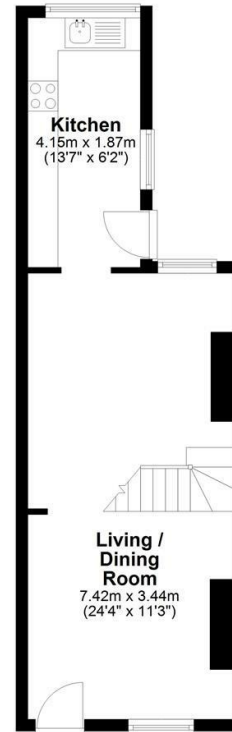
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* 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](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate

**Ground Floor**  
Approx. 33.5 sq. metres (360.3 sq. feet)



**First Floor**  
Approx. 30.6 sq. metres (329.6 sq. feet)



Total area: approx. 64.1 sq. metres (689.9 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  
**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

