



Bush & Co.



## 9 Brookfields, Cambridge, CB1 3NW

Guide Price £430,000 Freehold



Energy Rating Band D

Brookfields extends from Mill Road, in a desirable position to the southern side of the city, having a friendly atmosphere and strong community spirit. Mill Road offers a wealth of independent shops, cafes and facilities, allowing easy access to the mainline railway station, the city centre and Addenbrookes hospital biomedical campus.

The property is a delightful bay fronted staggered terraced house with well proportioned accommodation over two floors which is sold with the advantage of no upward chain, benefitting from gas radiator central heating. Rear elevation doors and windows have been recently replaced.

The entrance door opens to a spacious hallway with doors to both living and dining rooms. The living room is located at the front, with a bay window, fitted alcove shelving and a cast iron fireplace. The separate dining room has fitted alcove shelving, an under stairs cupboard and opening to the kitchen. The modern fitted kitchen comprises a range of wall and base units with stainless steel sink and drainer, plumbing for washing machine cooker with extractor canopy over and door to the rear garden.

The spacious first floor landing provides access to two similarly proportioned bedrooms featuring cast iron fireplaces, and a modern three piece bathroom with mixer tap shower over the bath and part tiled walls.

Outside - The shallow front garden has gated access with a pathway leading to the front door. The enclosed southerly facing rear garden has paved and lawned areas in addition to outside lighting and a tap.



## 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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- \* Premium and feature listing status
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- \* Professional quality photography
- \* Media tours

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Established. Independent. Passionate



## 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  
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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

