



Bush & Co.





## 48 Lichfield Road, Cambridge, CB1 3SS

**£495,000 Freehold**



Lichfield Road is a 1930's semi-detached family house requiring some modernisation, benefiting from double glazed windows and electric radiator heating. Long South facing rear garden and no chain. The house offers hall, sitting room, dining room, kitchen, landing 3 bedrooms and bathroom. Off street parking. Planning permission to extend ref; 23/03928/HFUL.

The accommodation is arranged over 2 floors measuring over 799 SQ FT and comprises; storm porch, timber and glazed front door. Entrance hall with stairs to first floor and electric storage radiator. Sitting room with bay window to front elevation, picture rails, tiled fireplace and electric storage radiator.

Dining room with double glazed door to rear garden, tiled fireplace with timber surround, electric radiator and picture rails. Kitchen with sink unit with a range of wall and base units, electric cooker point, plumbing for washing machine and dishwasher a door leads to the rear garden. First floor landing leads to 3 bedrooms and the bathroom with a panel bath and shower over, WC and hand wash basin.

Outside, there is a driveway providing off street parking, side access to a generous rear garden which is laid to lawn and store.

Lichfield Road is a popular residential location to the South side of city offering convenient access to the railway station, city centre and Addenbrookes hospital biomedical campus. There are many independent shops, food outlets and supermarkets within walking distance as well as significant employers and well-regarded schooling for all ages.

Agency Note: The vendor does not hold title deeds for this property and will be sold under a possessory title.

Tenure: Freehold

Services: Mains water, drainage 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.

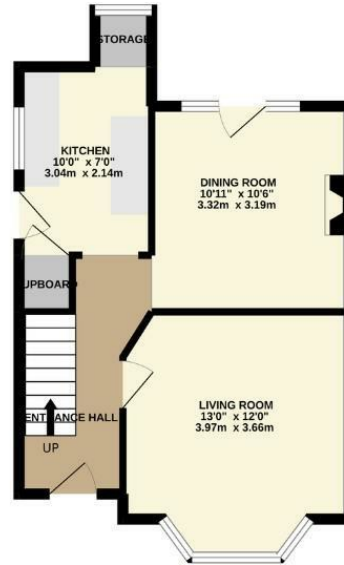
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* 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

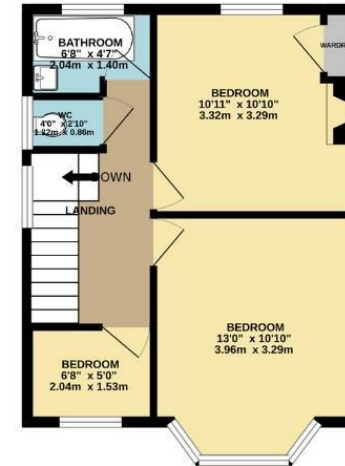
**Contact us for a free valuation of your property**  
**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2022

## 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)**

