



Bush & Co.

25 Ashbury Close, Cambridge - Guide Price £400,000

Asbury Close is a modern development of houses and apartments formed around central green areas in a convenient location offering strong access to the railway station, city centre and Addenbrookes Hospital Biomedical Campus. There are many local shops and amenities nearby as well as major employers, schooling for all ages and the leisure park.

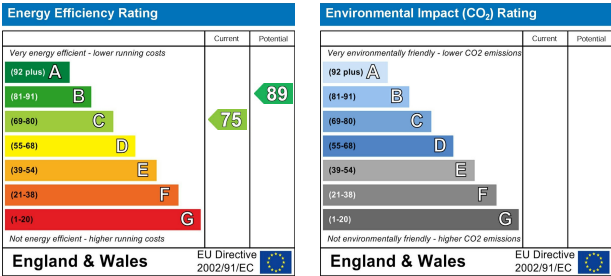
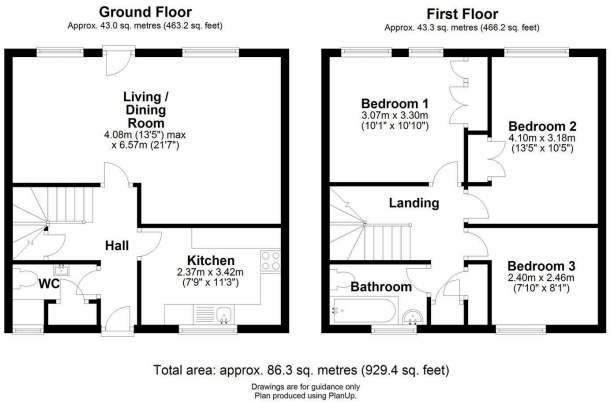
The property is a terraced house situated fronting a communal green, which would benefit from updating but is sold with the advantage of no upward chain. There are double glazed windows and doors and a low maintenance rear garden.

The front door leads to an entrance hall with stairs to the first floor and an under stairs cupboard. There is a cloakroom with w.c and built in cupboard. The kitchen is at the front and contains a basic range of wall and base units and work surfaces. The generous sitting/dining room spans the width

of the house at the back and has two windows and a door leading to the rear garden.

The first floor landing has a loft hatch as well as three built in cupboards, one of which houses a wall mounted gas fired boiler. There are two large double bedrooms, both of which have built in wardrobes and a smaller third double bedroom. The bathroom has a three piece suite.

Outside - The enclosed frontage has a low level brick wall. The enclosed low maintenance rear garden is mainly paved with a large timber shed, brick shed and rear access gate.



IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 Lettings@bushandco.co.uk