



Bush & Co.



114b Mowbray Road, Cambridge, CB1 7TG

Guide Price £425,000 Freehold



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Energy Rating Band D

LOCATION:

Mowbray Road is located off Cherry Hinton Road in one of Cambridge's most popular residential areas, allowing convenient access to the main line railway station, Addenbrooke's Hospital and a range of services and shopping outlets in close proximity. The location is within the catchment area of Morley Memorial Primary School and close to Hills Road 6th Form College. Location allows access to local facilities, including a COOP food store and a number of shops.

Accommodation in detail, UPVC entrance porch with glazed door to entrance hall with storage cupboards and radiator, cloakroom with WC and hand basin. Living/ dining room with wall lights, door to conservatory and radiator. Kitchen with sink unit and range of wall and base units, gas hob, electric oven, extractor hood, plumbing for washing machine and fridge space. Double bedroom with a range of fitted wardrobes and a radiator. Bathroom with a panel bath, hand basin and shower cubicle, radiator. Conservatory with UPVC double-glazed units and tiled floor.

Outside is a driveway providing hard standing, a generous rear garden laid to lawn and fruit trees.

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.

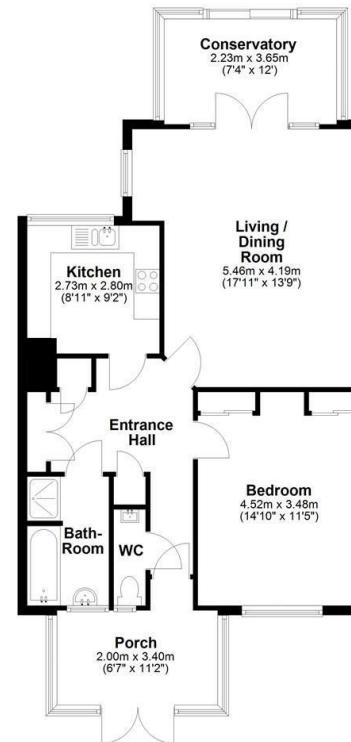
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

Established. Independent. Passionate

Ground Floor
Approx. 82.5 sq. metres (887.8 sq. feet)



Total area: approx. 82.5 sq. metres (887.8 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

