



Bush & Co.



## 2 Great Eastern Street, Cambridge, CB1 3AD

Guide Price £450,000 Freehold



Energy Rating Band D

2 Great Eastern Street is a charming 3-bedroom family home offering spacious, well appointment accommodation arranged over 2 floors, measuring over 749 SQ FT, being sold with the advantage of no onward chain.

In brief the accommodation consists; The open plan living/dining room is light bright and airy with dual aspect windows, 2 feature brick fireplaces, bespoke shelving, under stair office space.

The kitchen has a range of matching cabinets and drawers, ample worksurfaces, integrated oven, 4 ring gas hob with extractor above, a part glazed door leads to the side patio, there are 2 windows to side aspect. The kitchen leads to the utility, with space and plumbing for appliances.

The bathroom has a bath with shower over, WC, hand wash basin, finished with tiling. There are 2 large storage cupboards.

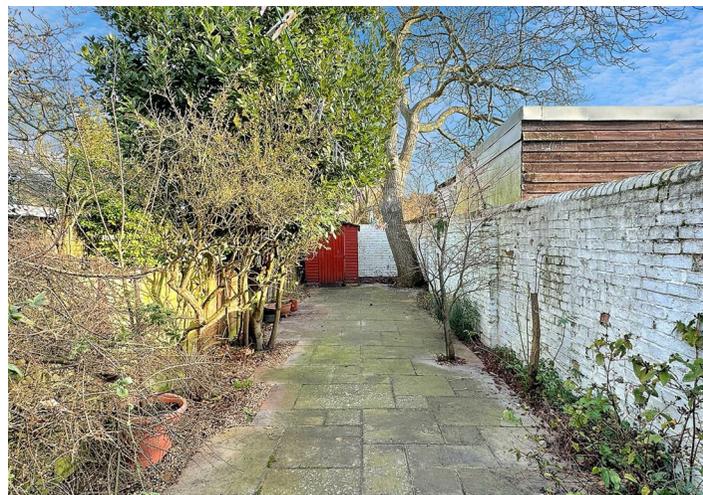
On the first floor there are 3 bedrooms. The principal bedroom is located at the front of the property, a good size double, spanning the width of the home, there are 2 built in wardrobes.

Bedroom 2 again is a double with window to rear aspect. Bedroom 3 is a comfortable single accessed from bedroom 2.

The loft is accessed via a pull-down ladder from bedroom 2, and offers very handy storage, fully boarded with carpet over, extra storage within the eaves, Velux window

Outside; The private East facing rear garden is a great size, low maintenance being block paved throughout, with shrub borders and mature trees. There is a wooden storage shed at the foot of the garden. There is a right of way from number 2 across number 4 this then leads back to Great Eastern Street.

Great Eastern Street is a popular 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 1 mile away, the railway station around 0.6 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Great Eastern Street is a no through road and on street parking is available without permit.



## 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.

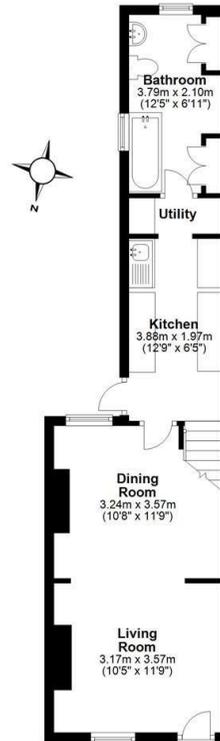
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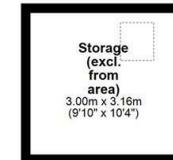
**Ground Floor**  
Approx. 41.0 sq. metres (441.2 sq. feet)



**First Floor**  
Approx. 28.6 sq. metres (308.2 sq. feet)



**Loft**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 69.6 sq. metres (749.4 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  
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