



Bush & Co.

## 28 Catharine Street, Cambridge - Guide Price £425,000

Catharine Street is a desirable 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 over 1 mile away, the railway station is around 0.7 miles away, and the Addenbrookes hospital biomedical campus is less than 2 miles. Parking is available on the street without the need for a permit.

The accommodation in detail. The Ground floor UPVC, the front door with a fan light over, the entrance hall with stairs to the first floor and a radiator. Sitting/dining room with a fireplace aperture, an under-stair cupboard, timber flooring and a radiator. The Kitchen with a sink unit, a gas cooker point, a door to the rear garden and a pantry. The First floor has landing access to the loft space, Bedroom 1 with 2 double-glazed windows to the front elevation, a wardrobe and radiator, and Bedroom 2 with a cast iron fireplace and radiator. The

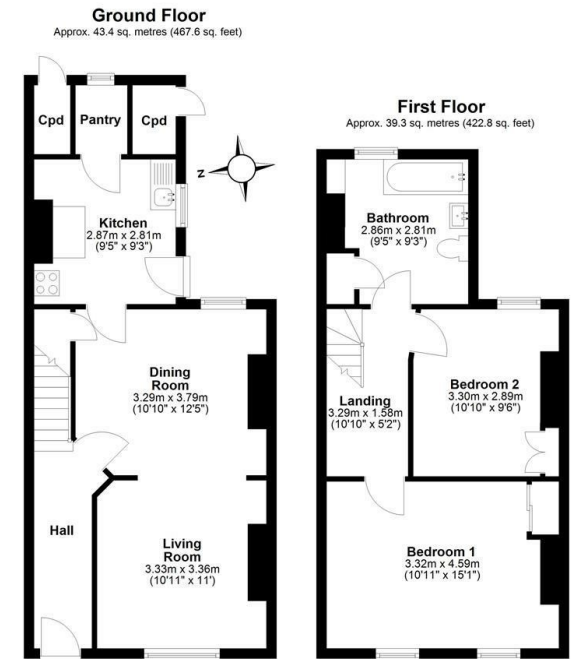
Bathroom with a bath and an electric shower, a hand basin and a WC.

Outside is a shared side passage to the rear garden, a timber shed, fencing and rear access to number 30 Catharine Street.

Tenure: Freehold.

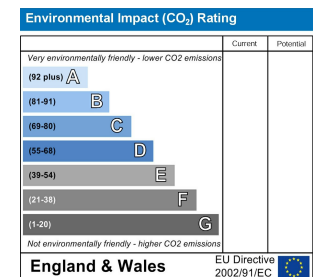
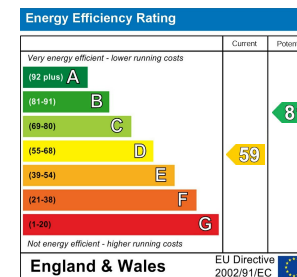
Services; Mains water, drainage, gas and electricity.

Council Tax; C



Total area: approx. 82.7 sq. metres (890.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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