Bush & Co.

25 Bancroft Close, Cambridge, CB1 3QZ

Guide Price £650,000 Freehold

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Bancroft Close is a popular cul-de-sac off Fanshawe Road to the south of the city centre, situated between Mill Road and Cherry Hinton Road. The location allows convenient and easy access to local amenities and the favoured Romsey Town. Romsey Town has a unique atmosphere and offers many facilities including a wide range of independent retail shops and services, a number of parks and well regarded schooling for most ages. The city centre is just over 1 mile away and the Addenbrooke's Hospital Biomedical Campus less than 2 miles. The railway station, with direct trains to London in around 45 minutes, can be easily reached with just a 10 minute walk along a convenient footpath making this ideal for commuters.

The property is a generously proportioned semi-detached house which is superbly presented throughout with an additional one bedroom detached annexe at the foot of the large garden. The main house is Laing Easiform concrete construction and benefits from double glazing, gas radiator central heating and driveway parking. There is no upward chain.

The entrance door opens up to an inviting hallway with wooden flooring and stairs to the first floor with an under stairs cupboard.
The generously proportioned living room, with wooden flooring, offers space and light with a large window, fireplace recess with alcove storage and shelving.
The stylish kitchen/dining room occupies the width of the house at the back and is fitted with a range of base level cupboards, an integrated electric oven, gas hob and plumbing for dishwasher. There is a newly installed wall mounted gas fired boiler, larder cupboard and ceramic tiled flooring in addition to the utility room which has a w.c and further door to the garden.

The first floor landing has exposed wooden flooring, loft hatch and window.
Bedroom one is a large double room at the back with exposed wooden flooring and a built in double wardrobe. Bedroom two is another generous double room, at the front, with exposed wooden flooring and built in cupboard. Bedroom three is a comfortable single room, at the front, with exposed wooden flooring.
The bathroom comprises a three piece suite with shower over the bath, tiled flooring, part tiled walls and a cupboard housing the hot water cylinder.

Annexe - There is a superb detached, self contained studio which sits at the foot of the garden, which has its own council tax rating (A) and private outside space. There is a lovely open plan living/dining/kitchen in addition to a double bedroom and three piece shower room.

Outside - There is a lawned front garden with driveway parking for one car.
The large enclosed rear garden offers a good degree of privacy with lawned and planted areas and side access.

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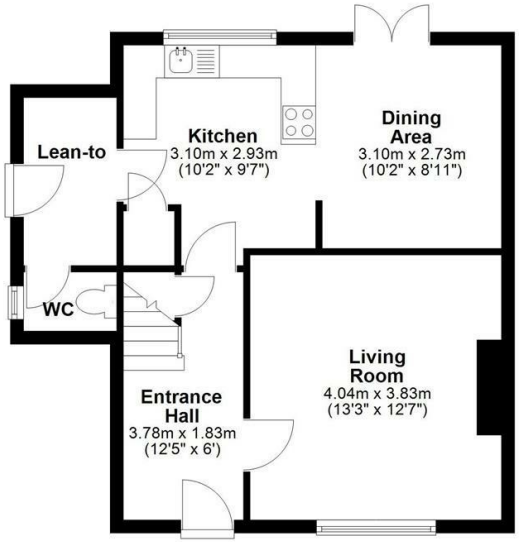
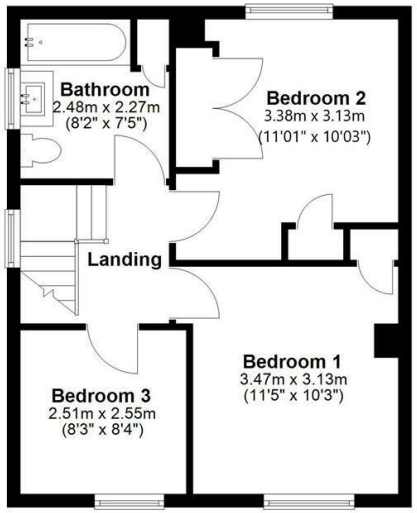
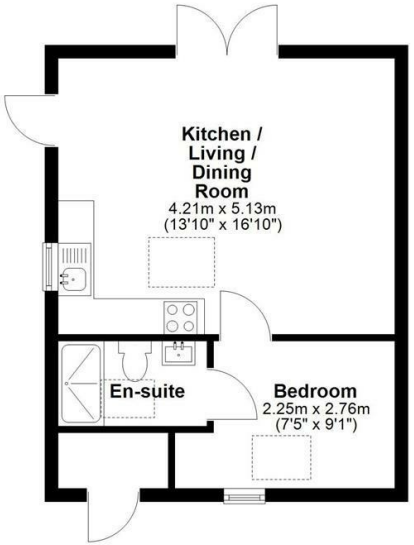
Ground Floor
Approx. 47.1 sq. metres (507.1 sq. feet)



First Floor
Approx. 41.9 sq. metres (450.6 sq. feet)



Annexe
Approx. 33.6 sq. metres (362.0 sq. feet)



Total area: approx. 122.6 sq. metres (1319.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Main house band C. Annexe band A

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