



Bush & Co.



## 7, Rivar Place Sleaford Street, Cambridge, CB1 2PP

Guide Price £400,000 Freehold



Energy Rating Band D



Rivar Place is a peaceful, residential private street located in the Petersfield area of Cambridge, tucked away off Sleaford Street. It is highly regarded for its central yet quiet location, situated approximately 0.8 miles from the city centre and 0.6 miles from Cambridge Railway Station.

The accommodation in detail: UPVC glazed door to sitting/ dining room with a feature cast iron fireplace, stairs to first floor, storage cupboards, laminate flooring and radiator. Inner hall with skylight. Bathroom with panel bath with shower over, hand basin, WC, tiled surrounds, radiator and skylight. Kitchen fitted with a sink unit and a range of wall and base units, gas hob, electric oven, extractor hood, plumbing for washing machine, Vaillant gas-fired boiler serving central heating and hot water. Door to the rear garden. First floor landing, Bedroom 1 with a double-glazed window to the front elevation, fitted wardrobes and radiator. Bedroom 2 has access to the loft space and a window overlooking the rear garden.

Outside is a rear garden with a terrace and rear pedestrian access. Opposite the house is a parking space.

Tenure; Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; C





## Exceptional service in Cambridge and the surrounding villages

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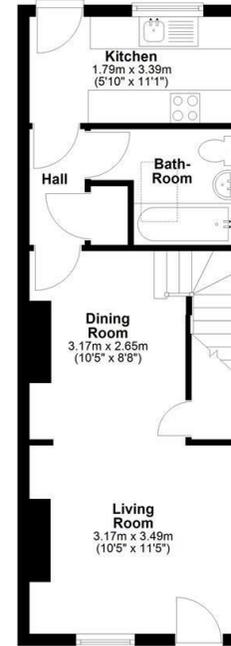
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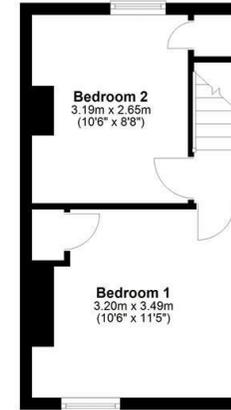
### Ground Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



### First Floor

Approx. 22.7 sq. metres (243.9 sq. feet)



Total area: approx. 58.7 sq. metres (631.8 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

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