



Bush & Co.

## 114 Catharine Street, Cambridge - Guide Price £495,000

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 around 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on street without the need for a permit.

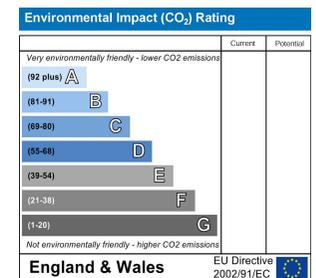
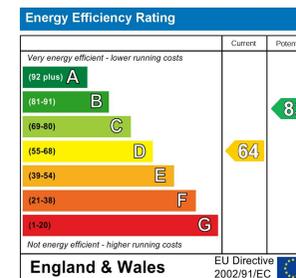
The property is an end terrace Victorian house which is sold with the advantage of no upward chain and benefits from modern double glazed windows, a gas fired radiator central heating system and some lovely period features.

The entrance door leads to a hallway with stairs to the first floor and doors to both sitting and dining rooms. The front sitting room features a period fireplace whilst the dining room has doors to the kitchen and lean to utility room. The modern fitted kitchen comprises a range of wall and base units and

work surfaces with integrated electric oven and hob. A hallway takes you to the bathroom at the back which has been re-fitted with a three piece suite.

The first floor accommodation includes a landing and three generous bedrooms, two of which are comfortable double rooms.

Outside - The enclosed rear garden is well kept with lawned and paved areas as well as a side access gate.



### 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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