



Bush & Co.



44 Brooks Road, Cambridge, CB1 3HR

Guide Price £475,000 Freehold



Energy Rating Band D

Brooks Road is conveniently located on the eastern edge of the city centre with an array of leisure and retail facilities nearby, including a Sainsbury's superstore just moments away. The city centre and railway station are around 1.5 miles away, and the Addenbrookes hospital biomedical campus is less than 2 miles away. There is a good choice of schooling within walking distance, and several major employers are easily accessible.

Accommodation in detail: ground floor, Upvc front door, entrance hall with stairs to front door and radiator, sitting room with double-glazed window to front elevation and radiator. Dining room with French doors to the rear garden and a radiator, shower room with a cubicle and radiator. Inner hall door to rear garden, cloakroom with WC, hand basin and radiator. Kitchen with sink unit with range of wall and base units, electric hob and oven, plumbing for washing machine, fridge space and Vaillant gas boiler serving hot water and central heating. First floor landing 4 bedrooms and bathroom with bath and shower overhand basin, WC and radiator.

Outside, to the front is hard standing for a number of cars and pedestrian access to the rear garden. The rear garden is laid to lawn with timber fencing and a garden store.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; C



Exceptional service in Cambridge and the surrounding area

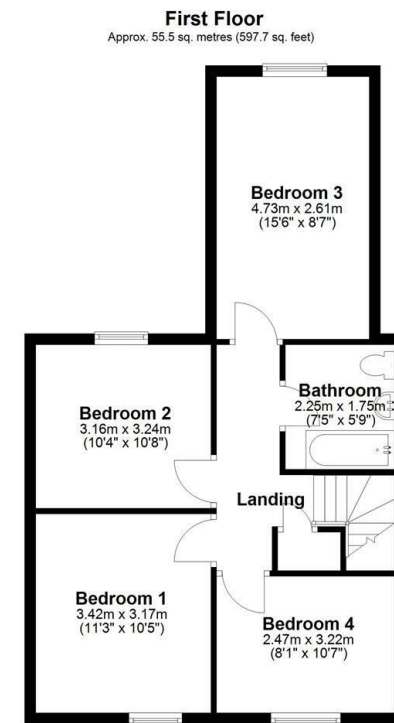
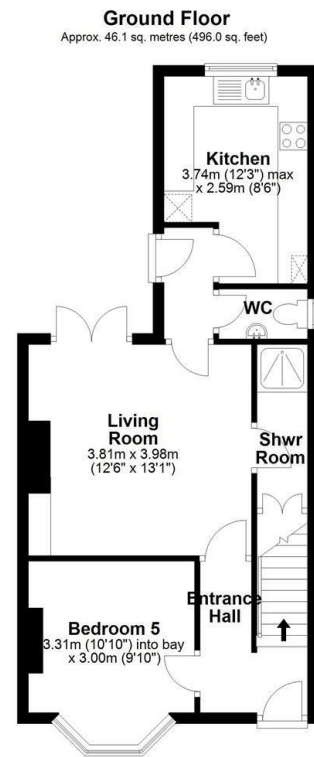
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk



Total area: approx. 101.6 sq. metres (1093.7 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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.