



Bush & Co.



89 Ainsworth Street, Cambridge, CB1 2PF

Guide Price £600,000 Freehold



Energy Rating Band D

A beautifully presented extended 3 double bedroom, Victorian family house with a generous west-facing garden, that has been comprehensively and stylishly modernised, enjoying a most convenient position in Petersfield and offered for sale with the benefit of no onward chain.

Extensively modernised by the current owners and finished to a very high specification. The property offers open plan, well-appointed accommodation and is double glazed throughout measuring over 910 SQFT.

In brief the accommodation consists; The open plan living/dining room is a great space, light bright and airy, there are stairs rising to the first floor, 2 feature fireplaces with surrounds and beautiful matching tiled hearths. Stripped original floorboards. A handy space beneath the stairs allows for home office working, this is finished with tiling matching the hearth. There is a window to the front aspect, patio doors lead to the rear garden.

The kitchen is modern in design, there are a range of matching cabinets and drawers, Quartz worksurface's and splashbacks, integrated oven, 4 ring hob with extractor above, space and plumbing for appliances, 2 windows to side aspect, door to rear garden. Off the kitchen is a useful utility, with storage cupboards, sink, WC, quartz worksurface, space for appliances.

On the first floor there are double bedrooms all accessed from a central landing that has access to the loft space. Bedroom 1 is located at the front of the property, Bedroom 2 has views out to the rear garden, bedroom 3 has window to front aspect.

The stylish family bathroom, has a bath with shower attached, separate shower cupboard, WC, finished with contemporary tiling.

Outside; The private rear garden, has a patio area, shrub borders with flora fauna, the remainder laid to lawn. There is also wooden shed for storage.

There is a side passageway from Ainsworth street, shared with number 87 that gives access to the rear garden.

Ainsworth Street is situated in a prime location within easy reach of the City Centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large-scale world-class science hubs as well as further general commercial and residential improvement schemes.

The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parkers Piece.



Exceptional service in Cambridge and the surrounding villages

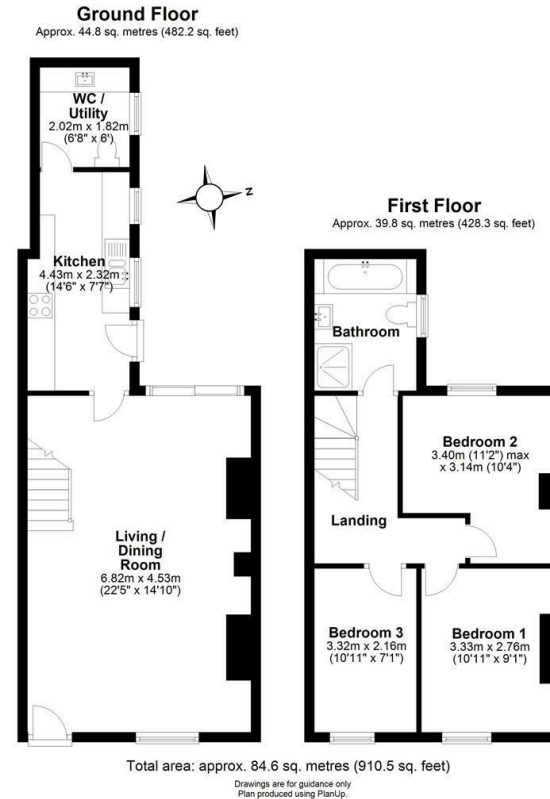
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



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
www.bushandco.co.uk

