



Bush & Co.



## 115 Speedwell Close, Cherry Hinton, CB1 9YS

Guide Price £350,000 Freehold



Energy Rating Band C



Speedwell Close is a wonderful example of a modern mid-terraced 2-bedroom house offered with no chain. The house has been updated to a fine standard and is located in a popular residential area. The house benefits from gas-fired central heating, double glazed windows and allocated parking. The house comprises, finely fitted kitchen, sitting/dining room, double glazed conservatory, first floor landing, 2-bedrooms and well fitted shower room. There are gardens to the front and rear.



The accommodation comprises, modern secure front door, kitchen with a sink unit and a range of wall and base units, gas and electric cooker point, plumbing for dishwasher, washing machine, fridge space, gas-fired boiler serving central heating and hot water. Stairs to first floor and radiator, sitting/dining room with timber flooring, storage cupboard, television point and radiator, conservatory UPVC double glazed windows and French doors to the rear garden. First floor landing with access to the loft and storage cupboard. Bedroom 1 with double glazed windows and radiator, Bedroom 2 with double glazed window and radiator. Shower room with a walk-in shower, WC and hand basin, vanity mirror, storage cupboards and towel rail.

Outside is a shallow front garden and nearby are 2 allocated parking spaces. To the rear is a landscaped garden with gravel and timber decking with rear pedestrian access.



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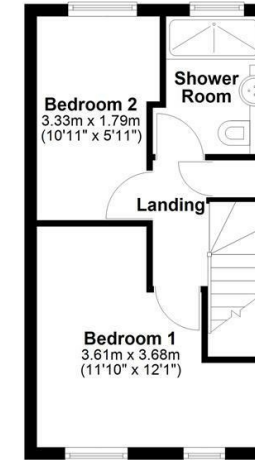
### Ground Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



### First Floor

Approx. 26.0 sq. metres (279.6 sq. feet)



Total area: approx. 59.0 sq. metres (635.4 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

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