



Bush & Co.



63 Hinton Avenue, Cambridge, CB1 7AR

Offers In Excess Of £750,000 Freehold



Energy Rating Band D

Located on tree lined Hinton Avenue number 63 has well appointed accommodation arranged over 2 floors measuring over 1193 SQFT with the addition of second floor loft storage.

In brief the accommodation consists; A wide welcoming entrance hallway has stairs rising to the first floor, doors to both the living room and dining room.

The living room is light bright and airy, there is an attractive bay window, bespoke shelving, wood burning stove. The dining room has a further wood burning stove, original stripped floorboards, window to rear aspect, under stair storage.

The kitchen is open plan in design, there are a range of cabinets and drawers, NEFF oven with 4 ring gas hob, space and plumbing for various appliances. The kitchen opens up into a wonderful sitting room with vaulted ceiling, patio doors to the garden and 2 large Velux windows. To finish the ground floor accommodation there is a WC with hand wash basin.

On the first floor there is a large landing that has stairs rising to the loft room. The principal bedroom is a large double, located to the front of the house, and spans the whole width of the property., there are 2 wonderful brand new double-glazed sash windows by sash craft The principal bedroom benefits from ensuite bathroom with bath, WC and hand wash basin. Bedroom 2 again is a double with views over the rear garden.

The family bathroom, has a shower cubicle, WC, hand wash basin. brand new sash window

The second floor is used for storage, there is further storage within the eaves.

Outside the property is set back from the road, there is a front garden enclosed by a low picket fence. The rear garden is of particular note being approximately 250ft in length the garden has been extensively looked after by the current vendor who has created a wonderful wildlife garden with a vast array of flora and fauna, there is a pond to the rear of the garden that has newts and frogs. For storage there are 3 timber sheds. There is a passageway to the front of the property behind a secure wooden gate, numbers 65 and 67 Hinton Avenue have a right of way.



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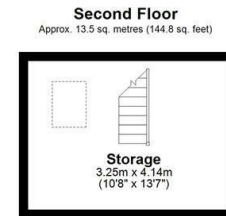
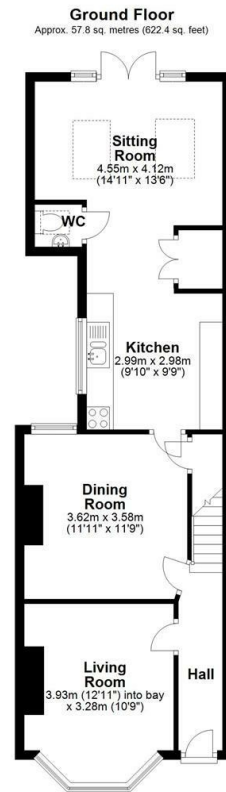
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Total area: approx. 110.9 sq. metres (1193.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanItUp

Further Information

Tenure - Freehold

Council Tax - Band D

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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