Bush & Co.

16 Mawson Road, Cambridge, CB1 2EA

Guide Price £525,000 Freehold

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Mawson Road is located off Mill Road in the heart of Petersfield, which is ideally located for walking to the railway station and city centre. Mill Road has become famous for its diverse mix of shops, cafes and restaurants with a multitude of amenities on your doorstep.

The property is a Victorian end terrace house which has been comprehensively updated by the current owner to a particularly high specification throughout with new kitchen, bathroom and windows.

The entrance door leads to a spacious hallway with exposed wooden floor and stairs rising to the first floor.
The remaining ground floor accommodation is all open plan, with a contemporary style and an abundance of natural light courtesy of dual aspect bespoke double glazed timber sash windows to front and rear in addition to two further windows and a door to the garden.
The exceptional living/dining space features original wood flooring and exposed brick fireplace apertures.
The sleek re-fitted kitchen comprises a modern range of units with oak work surfaces, inset sink with boiling tap and fitted shelving. There are integrated appliances including an electric oven and hob, fridge and dishwasher as well as a concealed wall mounted gas fired boiler.

The first floor landing, alongside both bedrooms, has original wooden flooring and a loft hatch with pull down ladder.
Bedroom one spans the width of the house at the front with a bespoke double glazed timber sash window and wall to wall fitted wardrobes.
Bedroom two is another generous double room with double glazed timber sash window to rear.
The modern re-fitted three piece shower room additionally includes plumbing for a washing machine, air extractor and chrome heated towel rail.

Outside - The enclosed low maintenance paved courtyard garden has planting borders and a private access gate.

Parking - Residents permit parking is operational in the area.

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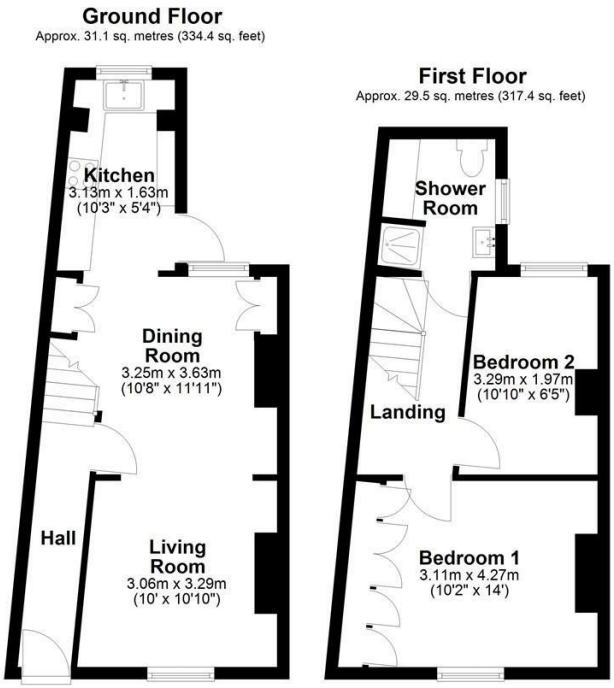

Total area: approx. 60.5 sq. metres (651.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

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