



Bush & Co.

68 Birdwood Road, Cambridge - £500,000

Location;
Birdwood Road is located to the South side of the city. The location allows access to Addenbrookes Hospital and Romsey Town. The Romsey Town area has a unique atmosphere and offers a wealth of retail shops and services, a number of parks and schooling for most ages. Conveniently situated for access to the City Centre and main line station to London Liverpool Street and Kings Cross.

The accommodation comprises a timber and glazed front door to entrance hall with stairs to first floor and radiator. Sitting room with double glazed window to front elevation and radiator. Dining room with a double-glazed window overlooking the rear garden, radiator. The kitchen with a sink unit, electric hob and oven, plumbing for washing machine, door to rear garden, gas fired combination boiler serving the central and hot water.

First floor landing gives access to

loft space. Bedroom 1 double glazed window to front elevation and radiator, bedroom 2 double glazed window overlooking the rear garden and radiator. Bedroom 3 double glazed window to front elevation and radiator. Bathroom comprising a panel bath, low level wc hand wash basin and shower cubicle, radiator.

To the front of the house a driveway and gated side access to a South facing rear garden. The garden is laid to lawn with a number of sheds.

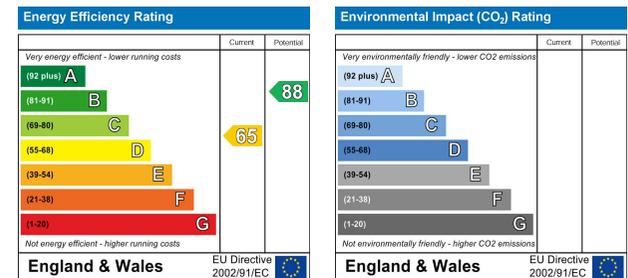
Services; Gas, water, drainage and electricity.

Tenure; Freehold

Council Tax; C



TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be used as a substitute for a professional survey. The area of the floorplan is not intended to be used as a substitute for a professional survey. The area of the floorplan is not intended to be used as a substitute for a professional survey.



IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 Lettings@bushandco.co.uk