



Bush & Co.



3 Ainsworth Street, Cambridge, CB1 2PF

Guide Price £425,000 Freehold



Energy Rating Band E

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.

The accommodation comprises a timber and glazed front door, a sitting room with a cast iron fireplace with wood surround, a double-glazed sash window to the front elevation and a radiator. Inner lobby with stairs to first floor, open plan dining room/ kitchen with a sink unit and range of wall and base units, gas hob and oven, extractor fan, space for washing machine and fridge, finished with contemporary tiling, inset lighting and radiator. First floor landing leads to 2 double bedrooms and the bathroom. Bathroom with panel bath and shower over, hand wash basin, WC, extractor fan and radiator, finished with modern tiling

Outside is a rear garden which is paved with timber fencing and rear pedestrian access.

Tenure: Freehold.

Services: Mains water, drainage, electricity and gas.

Council Tax: C



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.

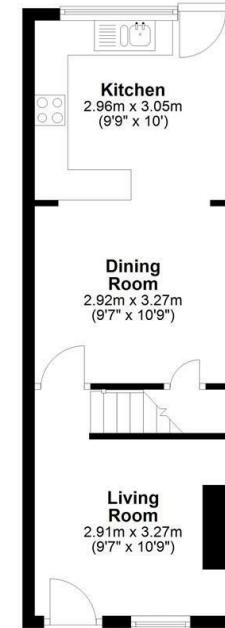
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

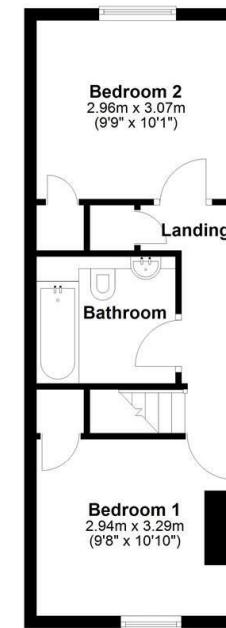
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Ground Floor
Approx. 31.4 sq. metres (338.3 sq. feet)



First Floor
Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 63.2 sq. metres (679.9 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
CB1 3AN

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