



Bush & Co.



5 Bray, St Matthews Street, Cambridge, CB1 1QJ

Guide Price £425,000 Freehold



Energy Rating Band C

Bray is located off St. Matthews Street, which is just off Norfolk Street, and forms part of an established predominantly residential area within walking or cycling distance of the City Centre, Grafton Centre and the river. It is also within easy reach of the university departments and the railway station. There is local shopping in the immediate vicinity on Norfolk Street, and the property is within the catchment of St Matthews and Parkside schools. In addition, there is pay and display parking on Norfolk Street and a residents' parking permit scheme in operation locally. Annual permits are available via the local council.

Accommodation in detail:

Ground floor, UPVC front door to entrance hall with stairs to the first floor and radiator. Sitting/dining room with double-glazed door to the rear garden, laminated flooring and radiator, Kitchen area with a one-and-a-half sink unit, range of wall and base units, gas hob, electric oven, extractor fan, space for dishwasher and washing machine, fridge space, Vaillant gas-fired boiler installed in 2026.

First floor landing, Bedroom 1, window overlooking the rear garden with double wardrobe and radiator. Bedroom 2 window overlooking the front gardens and radiator. Bathroom with bath and shower over, hand basin, WC, towel rail.

Outside is a front garden with a brick shed and a path to the front door. To the rear is an enclosed garden with hard landscaping, creating an outside room. Rear access.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council tax; Band C



Exceptional service in Cambridge and the surrounding area

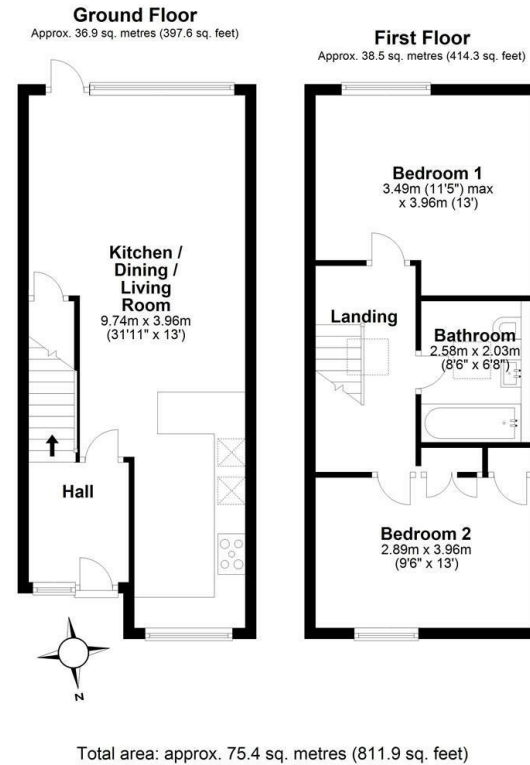
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At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

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Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk



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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.