



Bush & Co.



18 Hooper Street, Cambridge, CB1 2NZ

Guide Price £415,000 Freehold



Energy Rating Band D

Hooper Street is located off Mill Road close to the favoured Petersfield area of the city. Petersfield has a unique atmosphere and a wealth of retail shops and services. There are several parks, schooling for most ages and the area provides easy access to the railway station to London Liverpool Street and Kings Cross, Addenbrooke's Hospital and the city centre.

The accommodation comprises Upvc glazed front door to sitting/ dining room with stairs to first floor and storage below, double glazed windows and radiator. Kitchen with a sink unit, electric hob and double electric oven, range of wall and base units, fridge and freezer space and gas boiler serving hot water and central heating. There is a door to rear garden, and a utility area with plumbing for washing machine.

First floor landing leads to both of the 2 bedrooms. Bedroom 1 with storage cupboards and radiator, bedroom 2 with window overlooking the rear garden, radiator and door leading to bathroom with a panel bath and shower over, hand wash basin, WC, tiled surrounds and radiator.

Outside is sunny, secluded 40ft rear garden with terrace and cultivated areas, a shed and pedestrian access across the neighbouring properties.

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage.

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.

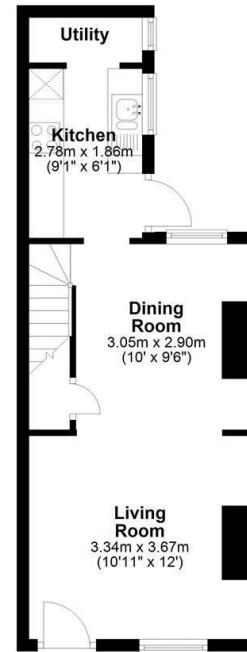
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

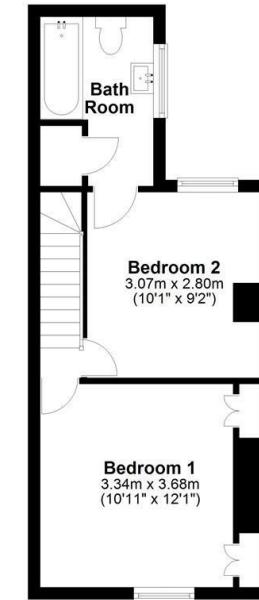
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Ground Floor
Approx. 30.7 sq. metres (330.9 sq. feet)



First Floor
Approx. 28.8 sq. metres (309.9 sq. feet)



Total area: approx. 59.5 sq. metres (640.9 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

www.bushandco.co.uk

