



Bush & Co.



28 Ross Street, Cambridge, CB1 3BX

Guide Price £475,000 Freehold



Energy Rating Band D

Ross Street is a desirable residential location in the heart of Romsey Town, within walking distance of the historic city centre, mainline railway station, and all the independent shops and cafes Mill Road is famous for. The Addenbrooke's Hospital Biomedical Campus and other major employers are within easy cycling distance. The area offers convenient access to nearby parks, meadows and the River Cam and there are excellent schools for all ages close by. Permit-free parking is readily available, adding everyday convenience.

Accommodation in detail. Ground floor timber and glazed front door with fan light over, entrance hall radiator. Sitting room with window to the front elevation and radiator. Dining room with stairs to the first floor and a radiator. Kitchen with sink unit, range of wall and base storage units, gas hob, electric oven, plumbing for washing machine and fridge space, gas-fired boiler serving central heating and hot water. Lean to with doors to the rear garden. WC. First floor landing 2 bedrooms. Bathroom with panel bath with shower over, hand basin and WC, storage cupboard and radiator.

Outside, a front garden with shrubs and a path to the front door. Side access to the rear garden with shrubs and a lawn.

Tenure; Freehold.

Services: Mains water, drainage, gas and electricity.

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.

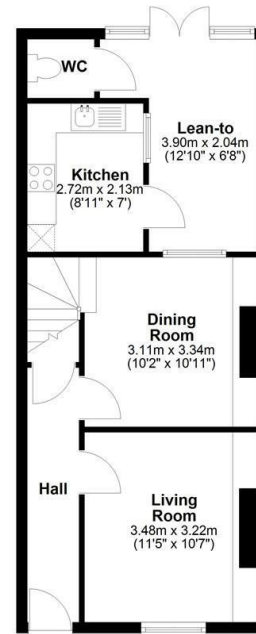
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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. 46.0 sq. metres (495.5 sq. feet)



First Floor
Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 81.1 sq. metres (872.6 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

