



Bush & Co.





## 73a Hemingford Road, Cambridge, CB1 3BY

**Guide Price £600,000 Freehold**



Energy Rating Band D

Hemingford Road is situated within walking or cycling distance of the railway station and the city centre. A wide range of local shopping is available on Mill Road, with a range of independent shops, cafés and restaurants, along with private and state schools for all age groups in the city. Addenbrooke's Hospital and Biomedical Campus are within easy reach, close to Vinery Parking and the play area.

Accommodation in detail: A porch with a glazed front door to the entrance hall with access to the loft space, a built-in airing cupboard with a hot water tank. Sitting/dining room with a fireplace with tiled surround. A glazed door to the rear garden and a radiator. Kitchen/ breakfast room with a sink unit with cupboards below and a range of wall and base units, a stable door to the rear garden, a gas-fired boiler serving hot water and central heating, plumbing for a washing machine and electric cooker point, radiator. Bathroom with a panel bath and shower over, a hand basin and a radiator. Separate WC with a hand basin. 3 bedrooms with radiators.

Outside is a long gravel driveway allowing access to a parking space and a single garage. Gated side access to the rear garden with a border and lawn surrounded by fencing.

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Council Tax; D







## 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.

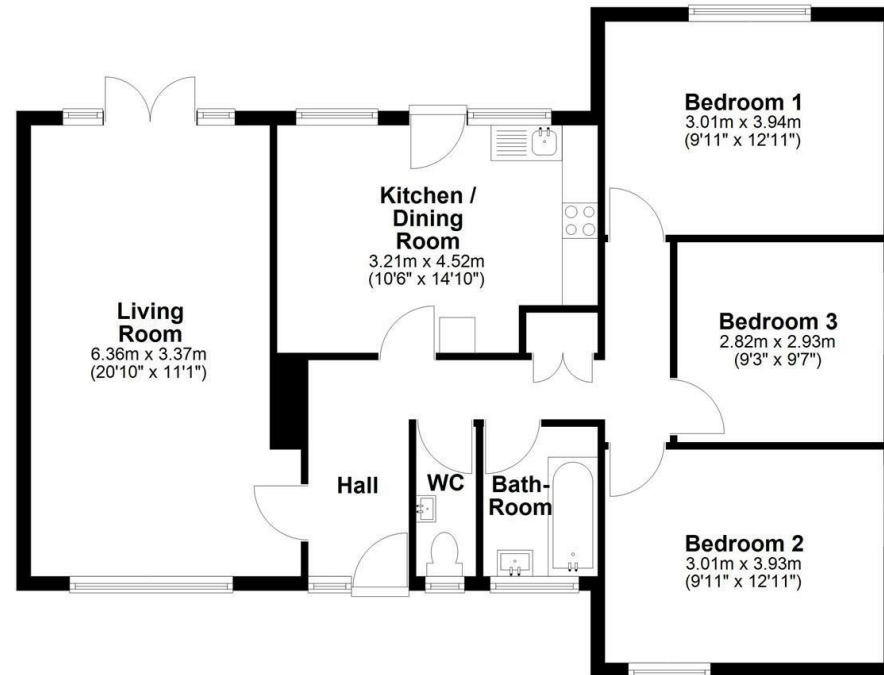
- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

**Contact us for a free valuation of your property**  
**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate

### Floor Plan

Approx. 86.7 sq. metres (933.5 sq. feet)



Total area: approx. 86.7 sq. metres (933.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Freehold

Council Tax - Band D

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  
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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

