



Bush & Co.



# 40 Young Street, Cambridge - Guide Price £475,000

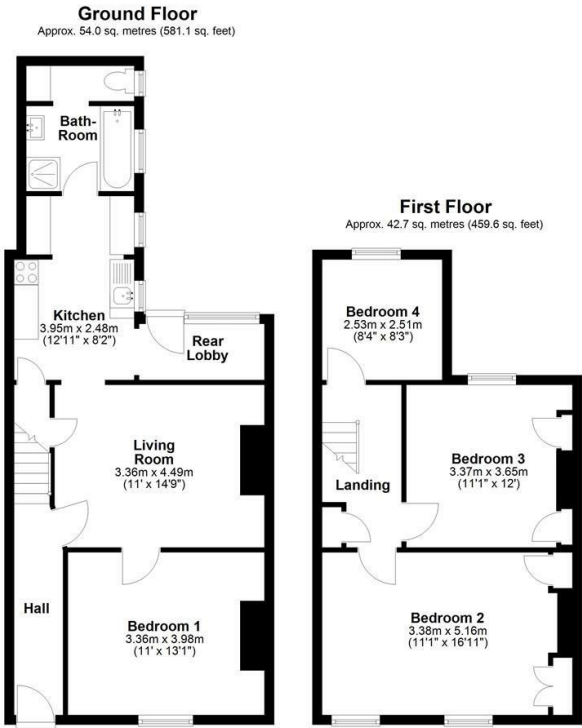
Young Street is a desirable no through road, situated in a prime location within easy reach of the city centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large scale world class science hubs as well as further general commercial 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 Parker's Piece.

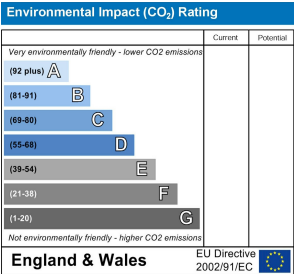
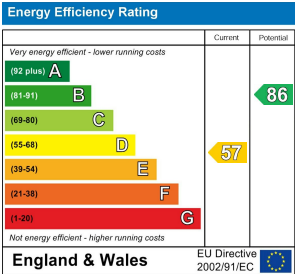
The property is a Victorian end terrace house, with a lovely green are to the side and rear, which is currently used for rental purpose and would benefit from comprehensive refurbishment throughout. The ground floor accommodation

includes an entrance hall, living room, separate dining room, kitchen and bathroom whilst the first floor has a landing, two double bedrooms a third single bedroom.

Outside - There is a low maintenance paved rear garden with a timber shed and side access gate.



Total area: approx. 96.7 sq. metres (1040.7 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanUp.



## IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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