



Bush & Co.



## 86 Catharine Street, Cambridge, Cambridgeshire, CB1 3AR

Offers Around £495,000 Freehold



Catharine Street is a desirable residential location in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on street without the need for a permit.

The property is a late Victorian terraced house which is sold with the advantage of no upward chain.

The entrance door leads to a hallway with stairs to the first floor and a door to the sitting/dining room which has been opened up with dual aspect windows to front and rear and an under stairs cupboard. The kitchen comprises a range of wall and base units and work surfaces with inset stainless steel sink and drainer and a wall mounted gas fired boiler in addition to plumbing for washing machine, space for cooker and a door to the garden. The bathroom has a three piece suite with electric shower over the bath and tiled walls and flooring.

The first floor accommodation leads off a landing with built in cupboard and loft hatch. There are generous double bedrooms to the front and rear as well as a third smaller double room in the middle.

Outside - There is a low maintenance enclosed rear garden with garage and store to the rear. The garage measures 24'00 x 10'03.



## Exceptional service in Cambridge and the surrounding villages

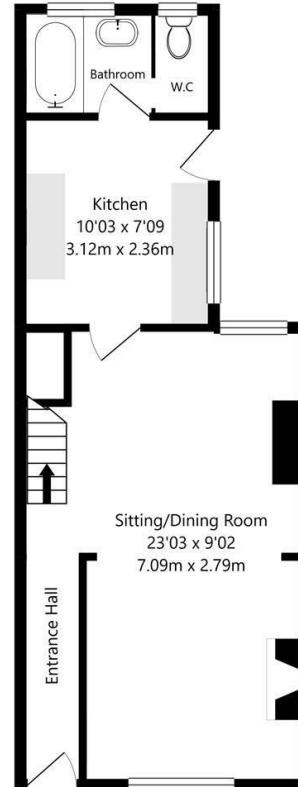
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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.

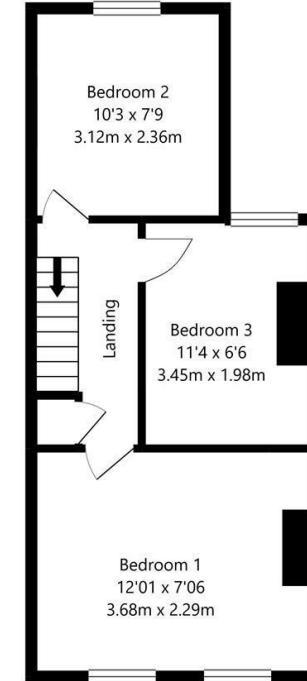
- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

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

Established. Independent. Passionate



**Total Area : 807 sq ft ... 75 sq m**



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