



Bush & Co.



41 Cavendish Road, Cambridge, CB1 3AE

Guide Price £475,000 Freehold



Cavendish Road is a sought after residential street 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 located just over 1 mile away, the railway station (with fast trains to London) 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 period end terrace house, pleasantly sitting back from the pavement behind a low level brick wall, which has been beautifully updated with a keen attention to detail including double glazed windows, gas radiator central heating, engineered oak wood flooring throughout and additional under floor insulation.

The entrance door leads to the comfortable dining room with two windows and a fireplace with alcove storage to both sides. An opening takes you in to the spacious sitting room with double glazed window, fireplace with alcove storage cupboard and shelving as well as stairs to the first floor. The modern fitted kitchen offers a range of wall and base units and work surfaces with inset sink and drainer, electric oven and induction hob with extractor canopy over in addition to tiled flooring and a window and door to the garden. An opening leads to a particularly useful utility room housing plumbing for washing machine and dishwasher, a wall mounted gas fired combination boiler, tiled flooring and two double glazed windows.

The first floor landing has a hatch to the boarded and insulated loft with pull down ladder. The principal bedroom spans the width of the house at the front with two windows, a cast iron fireplace with alcove shelving to both sides and a generous built in cupboard. Bedroom two is another well proportioned room with window overlooking the rear garden and cast iron fireplace. The stylish three piece bathroom comprises a shower bath with glass screen, w.c and wash hand basin as well as window, marble effect tiling and air extractor fan.

The enclosed low maintenance rear garden features paved and planted areas with outside lighting, storage shed and side gate offering pedestrian access right of way across number 43.



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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.

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- * Media tours

Contact us for a free valuation of your property
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Established. Independent. Passionate

Ground Floor
Approx. 32.2 sq. metres (346.1 sq. feet)



First Floor
Approx. 29.5 sq. metres (318.0 sq. feet)



Total area: approx. 61.7 sq. metres (664.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band

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

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