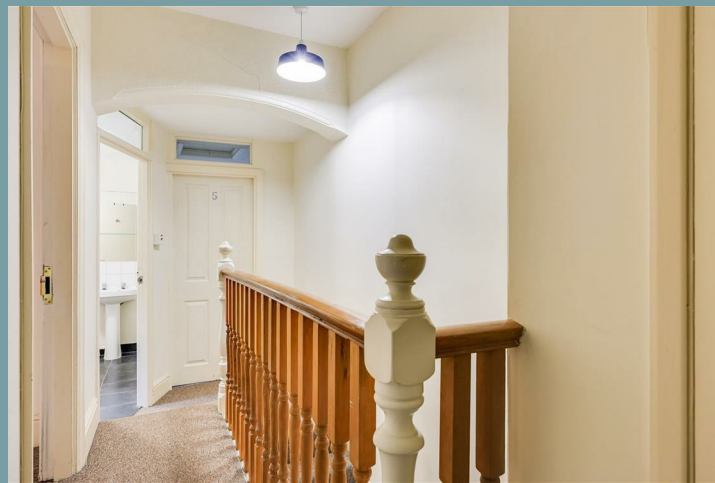




Bush & Co.

111 Sedgwick Street, Cambridge

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Guide Price £575,000 Freehold

About the Property

111 Sedgwick Street offers well-proportioned accommodation across 2 floors, measuring over 1107 SQFT. The home has recently been used as a rental property, but could easily be transformed back into a family home. There is scope to extend into the loft and to the rear with the relevant consents.

In brief, the accommodation consists of a welcoming entrance hallway has stairs rising to the first floor. There are 2 double bedrooms off the inner hallway with original stripped flooring that continues through to the dining room.

The dining room is open plan to the kitchen, there are dual aspect windows, a storage cupboard, and a part-glazed door leads to the rear garden. The kitchen has a range of cabinets and drawers, space and plumbing for various appliances, an oven, 4-ring gas hobs with an extractor above, and tile flooring. To finish the ground floor accommodation, there is a shower room, with WC and hand-wash basin.

The first-floor accommodation has 3 further double bedrooms, all accessed off a central landing with access to the loft space. The family bathroom has a bath, WC, and hand-wash basin.

Outside, there is a large rear garden that has a patio area; the remainder is laid to lawn. A pathway leads to the foot of the garden, where there is a storage shed. A secure wooden gate gives access to the side passageway, which leads back onto Sedgwick Street.

Sedgwick 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 is around 0.6 miles away, and the Addenbrookes hospital biomedical campus is less than 2 miles away. Parking is available on the street without the need for a permit.

Property Highlights

- No onward chain
- Bay fronted Victorian home
- Favoured location close to Mill Road and all the amenities this area has to offer
- Scope to enlarge STPP
- Large rear garden
- 102.9 SQM / 1107.4 SQFT
- Walking distance to mainline railway station
- Currently laid out as 5 bedrooms easily converted back to family home

Further Information

Tenure - Freehold

Council Tax - Band D

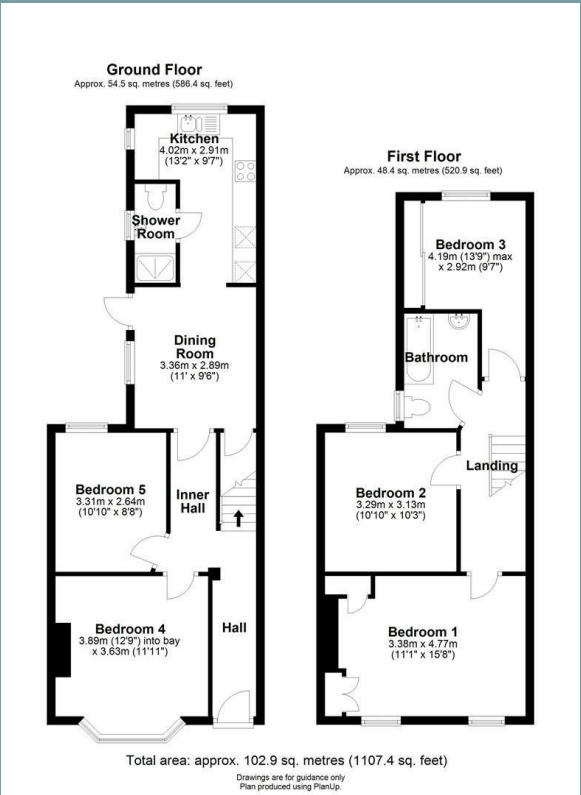
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





111 Sedgwick Street, Cambridge



Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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01223 246 262
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC