



Bush & Co.



## 31 Gisborne Road, Cambridge, Cambridgeshire, CB1 3RZ

**Guide Price £995,000 Freehold**



Gisborne Road is a popular street of mainly 1930's semi-detached houses. The location allows easy access to both the Addenbrookes Hospital Biomedical Campus and the railway station as well as various shops, supermarkets and good schooling for all ages.

The property is a significantly extended house which is currently used as HMO accommodation over three floors but could be re-purposed as a large family home. The layout allows for a good degree of flexibility and there is the valuable addition of a detached annexe at the foot of the garden, which has it's own council tax rating (band A).

### MAIN HOUSE:

The entrance hall has stairs rising to the first floor accommodation. The front sitting room (currently bedroom) has a bay window.

The extensive kitchen/dining room is a good space, with a range of fitted units, which opens into a generous living room at the back with double French doors to the garden.

There is a further ground floor bedroom and wet room off the side lobby.

The first floor landing leads to all rooms and further stairs take you up to the second floor. First floor accommodation includes two large double bedrooms, with the spacious principal room benefitting from both dressing room and ensuite. There are another three rooms on this level, a three piece bathroom and additional wet room.

The second floor loft bedroom benefits from ensuite facilities and a large boarded storage space in the eaves.

### DETACHED ANNEXE:

The annexe located at the end of the garden has independent access and offers an open plan living/dining/kitchen area in addition to a double bedroom, three piece shower room and flexible study/second bedroom.

### OUTSIDE:

The frontage allows off street driveway parking for two/three cars.

The enclosed lawned rear garden has paved areas and a sturdy timber shed.



## Exceptional service in Cambridge and the surrounding villages

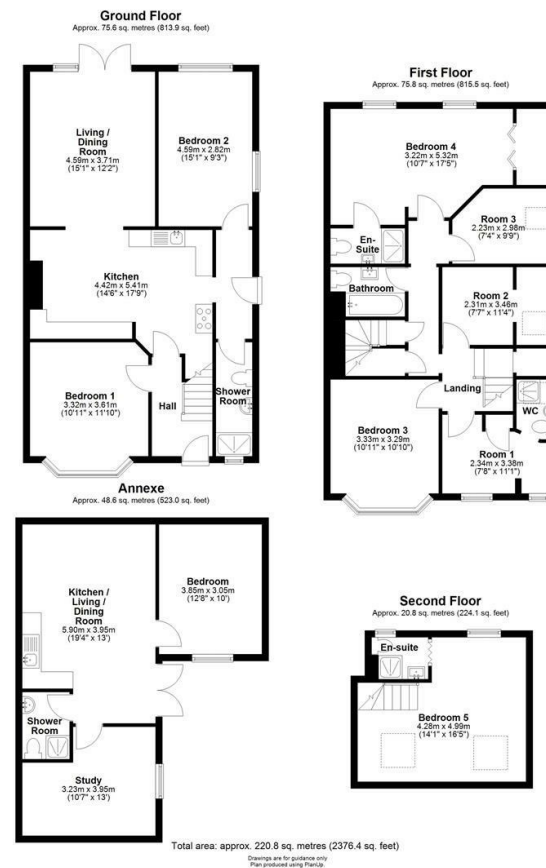
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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



## 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

Cambridgeshire

CB1 3AN

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

