

Bush & Co.



01223 346 262
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Bush & Co.
For Sale

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30 Cavendish Road, Cambridge





Offers In Excess Of £500,000 Freehold

About the Property

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) is around 0.7 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. A conservation area.

Accommodation in detail.

Ground floor. A timber and glazed front door to the entrance hall with stairs to the first floor and a radiator. Sitting room with bay window to front elevation with double-glazed windows, tiled fireplace, laminate flooring and radiator. Dining room with recessed shelving and radiator. Kitchen with sink unit, range of storage cupboards, plumbing for washing machine, and gas and electric cooker point. Cloakroom with WC and hand basin. Utility room with gas fired boiler and a door to the rear garden.

First floor landing, 3 bedrooms and a shower room.

Outside is a shallow front garden with side access to the rear garden. At the rear of the house is a long rear garden, laid to grass, shrubs and a small terrace.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; Band C

Property Highlights

- 1930's end of terraced family house
- NO CHAIN
- Long rear garden
- 3 Bedrooms and shower room
- Gas fire central heating
- Double glazed windows
- Sitting room
- Dining room
- Extended kitchen
- Cloakroom

Further Information

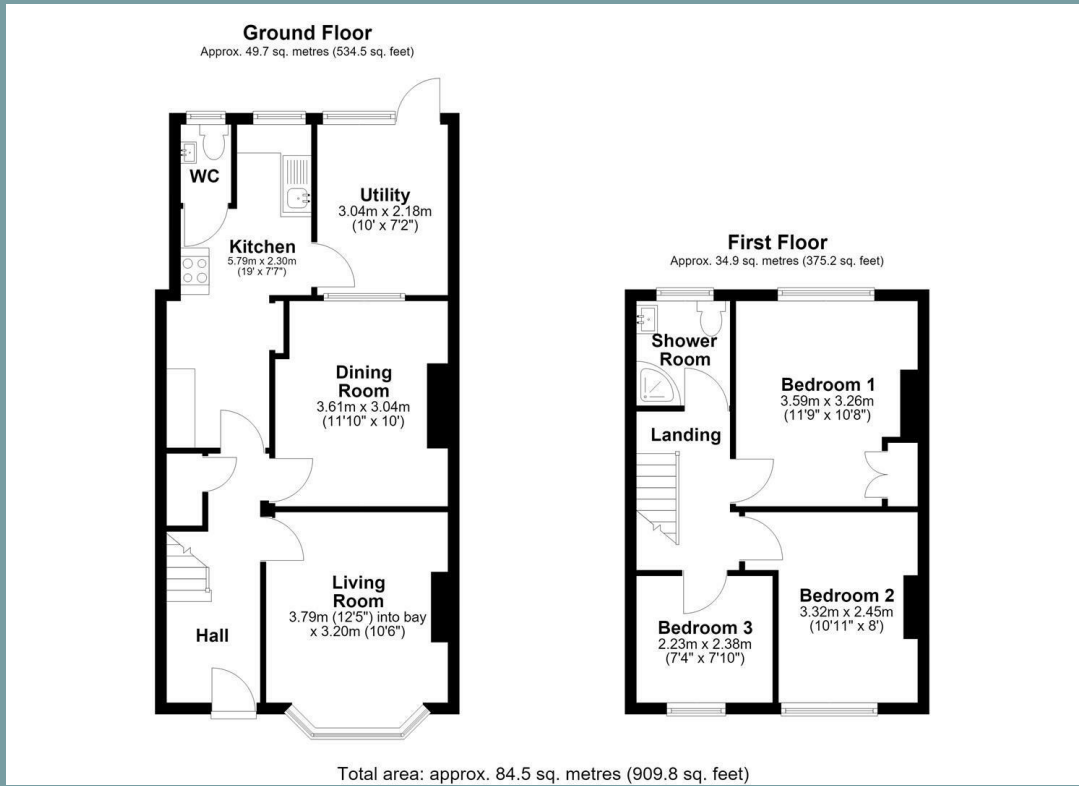
Tenure - Freehold

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

30 Cavendish Road, 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

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.