Bush & Co.

90A Chalmers Road, Cambridge

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Guide Price £229,000 Leasehold

About the Property

Chalmers Road is ideally positioned in one of south Cambridge's most sought after neighbourhood's, offering an excellent balance of connectivity, green space and a strong sense of community. The property is within easy reach of the mainline railway station and the Addenbrooke's Hospital Biomedical Campus, making it particularly attractive for commuters and those working in the city's major employment hubs. A short walk leads to the vibrant Mill Road, well known for its independent shops, cafés and diverse restaurants, while the beautiful Cherry Hinton Hall Park is close by. Highly regarded schools for all ages are within easy walking distance, further enhancing the area's strong family appeal.

The property is accessed via a spacious entrance hall, with stairs leading to the first floor. The generous landing provides access to two useful storage cupboards, one housing the combination boiler, with additional separate storage space.

The heart of the home is the bright and airy open-plan living and kitchen area, benefiting from plenty of natural light. The contemporary kitchen features sleek white wall-mounted cabinetry, and a stylish grey island with stainless-steel sink and breakfast bar seating. Further features include an integrated oven and gas hob with extractor hood, along with space for a washing machine and fridge/freezer.

The modern bathroom is finished with glossy black wall tiles, bath with shower over, WC and a white wall-mounted vanity unit with wash hand basin.

The principal double bedroom is well proportioned and benefits from a useful built-in storage cupboard.

Externally, the property offers a large private garden, together with useful outdoor storage. On-street parking is also available.

With its modern open-plan living space, generous garden, excellent storage and no onward chain, this property presents an appealing opportunity for a first-time buyer or investor.

TENURE - Leasehold
TERM - 95 remaining
GROUND RENT - £10 per annum
SERVICE CHARGE - £360.05
COUNCIL TAX - Band B
SERVICES - Electric, water and gas heating
LOCAL AUTHORITY - Cambridge City Council
FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
VIEWINGS - Strictly through the vendors selling agents 01223 246262

Property Highlights

- Chain free
- First Floor Masionette
- Open plan kitchen/living
- Large private garden
- Popular location
- Low ground rent and service charge

Further Information

Tenure - Leasehold
Council Tax - Band B
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

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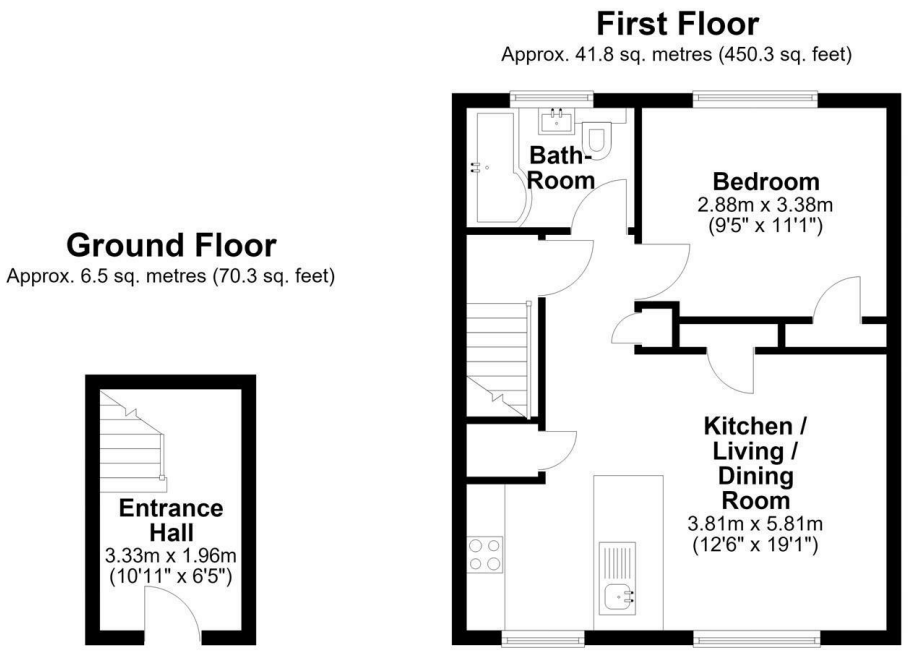
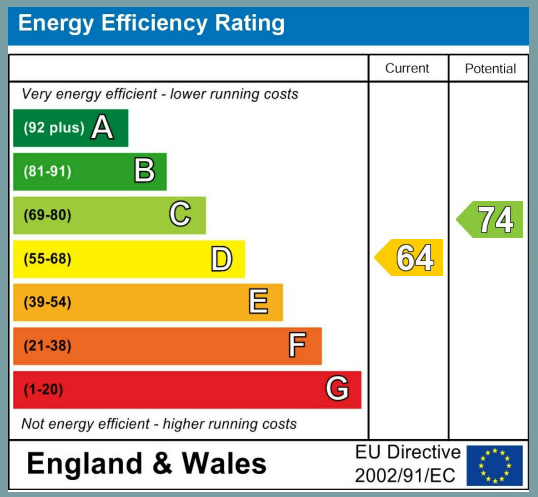


Total area: approx. 48.4 sq. metres (520.6 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Exceptional service in Cambridge and the surrounding villages

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- 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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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.