



Bush & Co.



171 Mowbray Road, Cambridge, CB1 7SP

Guide Price £320,000 Freehold



Energy Rating Band C

Mowbray Road is situated to the favoured south side of the city which is ideally located for access to the railway station and Addenbrookes Hospital Biomedical Campus. There are several shops and supermarkets within walking distance, as is Cherry Hinton Hall Park. The area is well served by good schooling for all ages.

The property is a modern semi-detached two storey home located off Mowbray Road, which is sold with the advantage of no upward chain and built to a high specification including quality kitchen and bathroom fittings and an air source heat pump.

The entrance door, at the front, takes you into a beautiful open plan space comprising a modern and stylish fitted kitchen, with a full complement of integrated appliances, which seamlessly flows into living space with double doors to the rear garden. The stairs to the first floor have a cupboard below in addition to a two piece cloakroom with w.c and wash hand basin.

The first floor accommodation includes a well proportioned double bedroom with dormer window and a cupboard housing the hot water cylinder. There is a contemporary three piece bathroom with shower over the bath, w.c and wash hand basin as well as tiled walls and flooring, a window and air extractor fan.

Outside - The block pavior frontage provides off street car parking. The low maintenance enclosed paved rear garden has an access gate.



Exceptional service in Cambridge and the surrounding area

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.

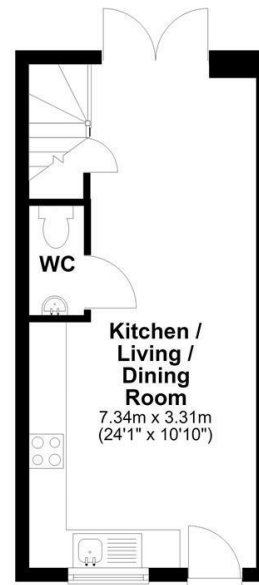
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

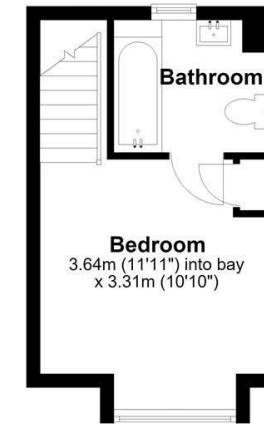
169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk

Ground Floor
Approx. 24.3 sq. metres (261.4 sq. feet)



First Floor
Approx. 17.8 sq. metres (191.8 sq. feet)



Total area: approx. 42.1 sq. metres (453.2 sq. feet)

Further Information

Tenure - Freehold

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

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.