



Bush & Co.



## 2 The Terrace Hampden Gardens, Cambridge, CB1 3DU

**Guide Price £525,000 Freehold**



Energy Rating Band C

2 The Terrace, Hampden Gardens, is a three-storey town house, offering well planned accommodation, the property is of brick elevations, under a tiled roof and measures over 1000 SQFT, being sold with the advantage of no chain.

In brief the accommodation consists; a welcoming entrance hallway leads to all ground floor rooms, there is a large storage cupboard, internal door to garage, stairs rising to the first floor.

The kitchen/diner, has a range of matching cabinets and drawers, ample worksurfaces, integrated double oven, 4 ring gas hob with extractor above, space and plumbing for appliances. Space for dining table and chairs, patio doors lead to the rear garden, window to rear aspect.

On the first floor, there is a spacious L shaped living room, which is light bright and airy with floor to ceiling windows, further glazed doors open up to a Juliet balcony. Bedroom 3 is a comfortable single with window to rear aspect. The family bathroom, has bath with shower over, WC, hand wash basin, finished with modern tiling.

The second-floor accommodation, has two bedrooms off a central landing with access to loft space. Bedroom 2 is a double with full width windows to front aspect. The principal bedroom again is a double, with slider wardrobes, further wardrobe space at the opposite end of the room. The principal, benefits from en suite shower room, with WC, hand wash basin.

Outside; The garage has up and over doors, and can also be accessed from the entrance hallway, the garage has been plastered and carpeted. There is off street parking and storage cupboard. The rear garden is laid to lawn, there is a secure wooden gate, that gives rear access.

Hampden Gardens is a modern development of townhouses and apartments which are located off Cromwell Road to the south side of Cambridge which offers convenient access to the city centre, railway station and the Addenbrookes Hospital Biomedical Campus. There are plenty of retail and leisure facilities nearby as well as all the independent shops and cafes Mill Road has to offer.



## Exceptional service in Cambridge and the surrounding villages

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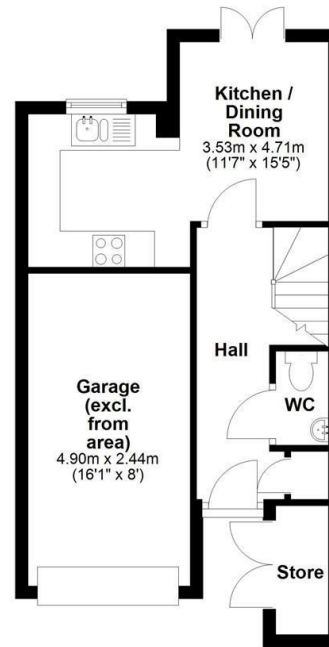
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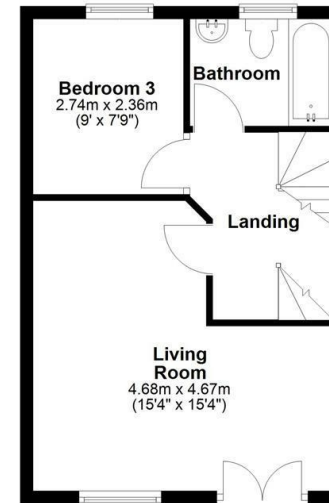
### Ground Floor

Approx. 23.2 sq. metres (249.6 sq. feet)



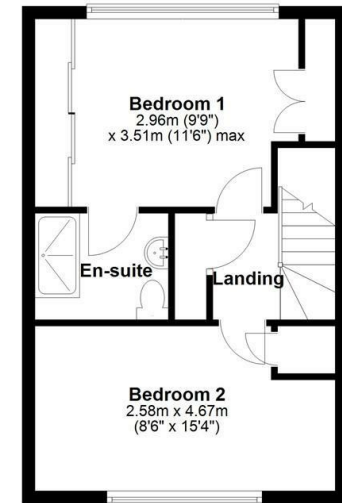
### First Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



### Second Floor

Approx. 35.2 sq. metres (379.4 sq. feet)



Total area: approx. 93.3 sq. metres (1003.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## 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

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