



Bush & Co.



### 3 Sherbourne Court, Cambridge, CB4 1SJ

Guide Price £330,000 Freehold



Energy Rating Band C

Sherbourne Court is conveniently located to the north of the city, off Green End Road, within easy reach of the Cambridge North Railway Station, Milton Road Science/Business parks, the historic city centre and A14. There are numerous local shops and facilities nearby in addition to larger supermarkets and a doctors surgery.

The property is a semi-detached bungalow, with well proportioned accommodation, which includes two double bedrooms and benefits from no upward chain. There are double glazed windows and doors, a gas radiator central heating system and single garage with further driveway parking.

The entrance hall has doors to both the front and rear as well as two loft hatches, a built in storage cupboard and further cupboard housing the gas fired boiler.

The living room has dual aspect windows and the fitted kitchen comprises a range of wall and base units teamed with an integrated electric double oven and hob, plumbing for washing machine and space for a fridge freezer.

There are two well proportioned double bedrooms and a modern three piece bathroom with shower over the bath, tiled walls and tiled flooring.

Outside - There is a large enclosed front garden with gated access in addition to paved and planted areas.

The small, low maintenance paved rear courtyard has a partially covered side passageway and there are two access gates.

A single brick built garage sits at the front with further driveway parking in front for one car.



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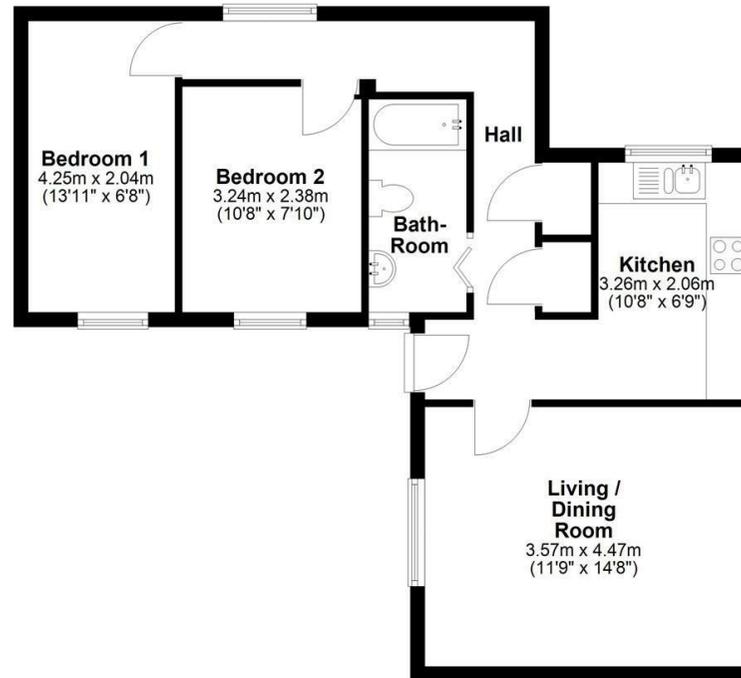
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### Floor Plan

Approx. 56.4 sq. metres (606.9 sq. feet)

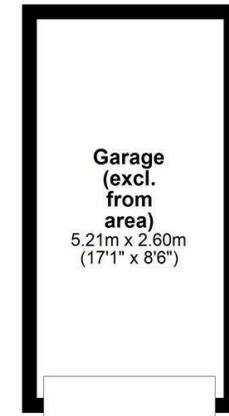


Total area: approx. 56.4 sq. metres (606.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



### 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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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