



Bush & Co.



## 1 Honey Hill, Cambridge, CB3 0BG

Offers In Excess Of £400,000 Freehold



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1



D

Energy Rating Band D

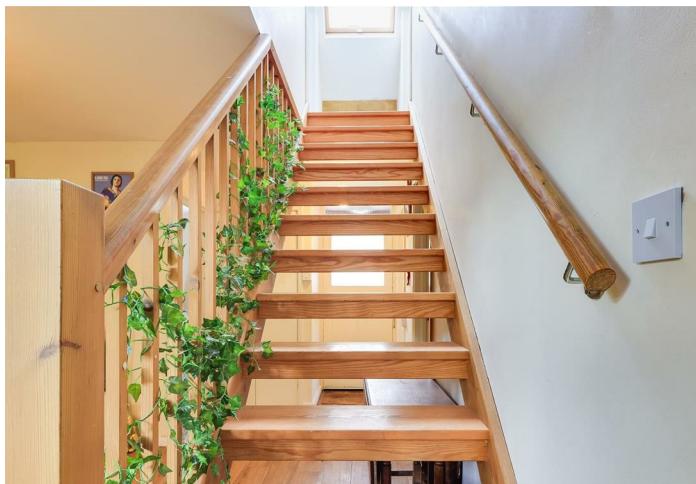
1 Honey Hill is a fabulous cottage located in a prime city centre location, with views over St Peter's Church. Extended in 2014 to create 2 further bedrooms on the first floor, measuring nearly 700 SQFT, being sold with no onward chain

In brief, the accommodation consists of a storm porch with a storage cupboard housing the boiler. The open plan living/dining room has solid wood stairs to the first floor, wood effect flooring, an electric fire, a window to the rear aspect, and a part-glazed door that leads to an outdoor seating area. The kitchen has a range of matching cabinets and drawers, ample work surfaces, space, and plumbing for various appliances, window to the side aspect. Bedroom 3 is on the ground floor and is a comfortable single. The bathroom has a bath with a shower over, WC, wash hand basin, storage cupboard.

On the first floor, there are 2 double bedrooms. At the top of the stairs, there is a large Velux, allowing plentiful natural light. Bedroom 1 is a large double with feature exposed beams and eaves storage on both sides of the room. Bedroom 2 again is a double with eaves storage.

Outside, there is a covered seating area and a further area currently used as planting, which could easily be cleared to create a patio area.

Honey Hill is a highly desirable location in Cambridge, located within proximity to Jesus Green and the River Cam. The property is within easy walking distance of the historic city Centre, with all its shops, restaurants, and cultural attractions. It is also close to several excellent schools, including Kings and The Perse - St Johns.





## Exceptional service in Cambridge and the surrounding villages

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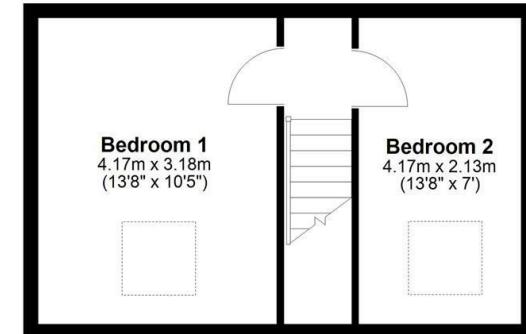
### Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



### First Floor

Approx. 26.5 sq. metres (285.5 sq. feet)



Total area: approx. 65.0 sq. metres (699.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### 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  
[www.bushandco.co.uk](http://www.bushandco.co.uk)

