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35 Byron Square, Trumpington, Cambridge, CB2 9JL

Guide Price £385,000 Freehold



Byron Square is conveniently located to the south side of the city offering superb access to the Addenbrookes Hospital Biomedical Campus (1.3 miles), the railway station (2 miles) and the city centre (2.4 miles). The M11 is just over 1 mile away and there are local shops, supermarkets and schooling nearby.

The property is an end terrace house, pleasantly situated fronting a large green, with generous rear garden and driveway parking to the front. The house would benefit from general cosmetic updating throughout. Sold with the advantage of no upward chain.

The entrance door leads to a spacious hallway with stairs to the first floor. The living room, located at the front with views over the playing fields, has a fireplace aperture and alcove shelving. There is a modern fitted kitchen/dining room which runs the full width of the house at the back with a range of wall and base units and integrated electric oven and hob with extractor over. A side door leads out to the garden.

The first floor landing includes a cupboard housing the gas fired boiler as well as a hatch with pull down ladder to a boarded loft space with rooflights. There are two large double bedrooms and a single room, all with built in cupboards. The bathroom comprises a two piece suite with shower over the bath and there is a separate w.c.

Outside - There is a dropped kerb to the front allowing for off street parking.

The enclosed generous lawned rear garden contains a useful storage shed and a recently built timber studio with power and light connected. There is a side access gate as well as outside lighting and tap.



Exceptional service in Cambridge and the surrounding area

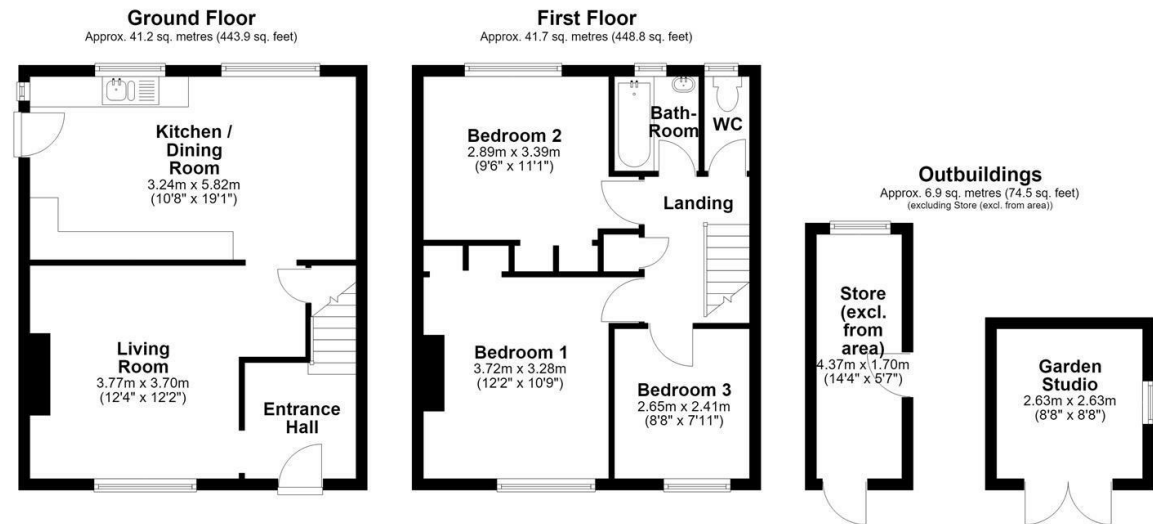
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At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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Total area: approx. 89.9 sq. metres (967.2 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.