



Bush & Co.





## 20 Madras Road, Cambridge, CB1 3PX

**Guide Price £400,000 Freehold**



Madras Road is conveniently located within Romsey Town, just a short walk to all the independent shops, cafes and facilities Mill Road is famous for. The railway station is less than 1 mile away whilst the city centre is around 1.5 miles and the Addenbrookes Hospital Biomedical Campus is 2 miles. Good schooling for all ages is available nearby, as are larger shops, supermarkets and several major employers.

The property is a two storey, first and second floors, duplex which owns the freehold to the building. A loft conversion was recently added which now provides unusually spacious and well planned accommodation with double glazing and a gas radiator central heating system.

The ground floor entrance hall has stairs rising to the first floor accommodation. The hallway leads to both the bathroom and sitting room. The sitting room is a useful square shape with plenty of natural light and an opening to the kitchen which comprises a range of wall and base units and work surfaces with stainless steel sink and drainer as well as integrated electric oven and gas hob with extractor over, dishwasher, plumbing for washing machine and space for fridge freezer. There is room for a small table and chairs and a window overlooking the garden. A cupboard houses the wall mounted gas fired boiler. An inner lobby has stairs to the second floor and a door to the third bedroom which is a generous room with window to front and a door to the three piece Jack and Jill bathroom, with shower over the bath, tiled walls and tiled flooring.

The second floor landing leads to both bedrooms and shower room and has a rooflight window. The principal bedroom is a well proportioned double room with window to rear, two rooflights and eaves storage cupboard. Bedroom two is another good sized double room with rooflight and further window to rear as well as eaves storage. The three piece modern shower room features a large shower cubicle, w.c and wash hand basin. There is a window, part tiled walls, tiled flooring and chrome heated towel rail.

Outside - There is a shared garden at the back with private storage shed.

Tenure - The freehold to the building is held by the owner of number 20 with number 18 paying a peppercorn rent.







## Exceptional service in Cambridge and the surrounding villages

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.

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## 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

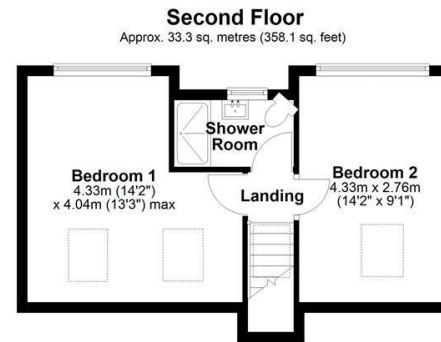
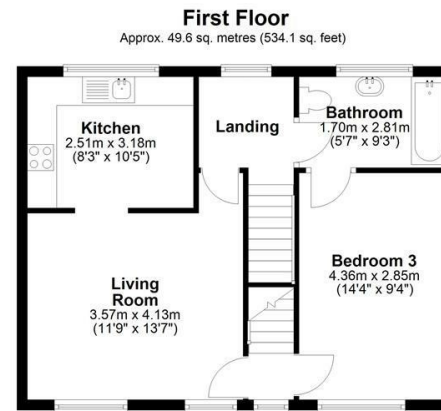
169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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Total area: approx. 82.9 sq. metres (892.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

