



Bush & Co.



49 Cowper Road, Cambridge, CB1 3SL

Guide Price £450,000 Freehold



Energy Rating Band D

Location;

Cowper Road is located off Cherry Hinton Road, in one of Cambridge's most popular residential areas, allowing convenient access to the main line railway station, Addenbrooke's Hospital and a range of services and shopping outlets in close proximity. The location is within the catchment area of Morley Memorial Primary School, Queen Edith and Netherhall Schools and close to Hills Road 6th Form College. Location allows access to local facilities, including a number of local shops.

The accommodation in detail.

Ground Floor, timber front door to entrance porch, glazed door to sitting/dining room with an attractive cast iron fireplace with tiled insets and painted surround, recessed storage cupboards, stairs to first floor with timber flooring. Radiators. Kitchen/ breakfast room with one and a half sink unit, range of wall and base units, gas hob and electric oven, extractor fan, plumbing slimline dishwasher, washing machine and dryer. Double-glazed French doors to the rear garden. First floor landing with ladder access to the loft with a Velux window and flooring. Bedroom 1 with double-glazed windows to the front elevation, timber floorboards and a radiator, Bedroom 2 with a double-glazed window overlooking the rear garden and a radiator, Bedroom 3 with a double-glazed window overlooking the rear garden. A Bathroom with a panel bath with a shower over, a hand basin and a WC.

Outside is a shallow front garden and shared side access to the rear. The rear garden is long and generous with a terrace adjacent to the rear of the house, lawn and timber shed.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; Band C



Exceptional service in Cambridge and the surrounding area

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.

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.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk



Total area: approx. 82.7 sq. metres (890.6 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

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.