



Bush & Co.



88 Sedgwick Street, Cambridge, CB1 3AL

Guide Price £625,000 Freehold



Sedgwick Street is a popular residential location in the heart of Romsey town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just 1 mile away, the railway station around 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on street without the need for a permit.

The property is a beautifully presented and well cared for Victorian terraced house, which has been extended and modernised in recent years resulting in a superb, move in ready city home with spacious and light accommodation over three floors. Sold with the advantage of no upward chain.

The timber entrance door leads to a welcoming hallway with stairs rising to the first floor and original exposed wooden flooring, which continues throughout most of the rooms. The beautiful open plan living/dining room has a sunny dual aspect with replacement double glazed sash windows, a cast iron open fireplace and useful under stairs cupboard. A single step down takes you through to the well appointed fitted kitchen, extending into the breakfast room which has a vaulted ceiling with large rooflight and double French doors out to the garden. The kitchen area includes a range of wall and base units and work surfaces with a stainless steel sink and drainer, integrated electric oven and gas hob with extractor over, plumbing for washing machine and stone tiled flooring.

The first floor landing includes stairs which rise to the second floor. The front bedroom is a large double room, spanning the width of the house with twin replacement double glazed sash windows and recessed fitted shelving. The back bedroom includes a window overlooking the garden and a newly fitted rooflight. The exceptional family bathroom features a four piece suite with separate bath and shower cubicle, w.c and wash hand basin as well as part tiled walls and tiled flooring, an air extractor fan and chrome heated towel rail.

The second floor offers bright and spacious accommodation crafted from the loft space to now comprise a generous double bedroom with eaves storage and a dual aspect including double French doors to a Juliet balcony which overlooks the garden. In addition there is an ensuite cloakroom with two piece suite and window.

Outside - The private south facing rear garden has lawned and paved areas with flower and shrub borders, outside lighting, tap and side access gate to a pedestrian access right of way.



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.

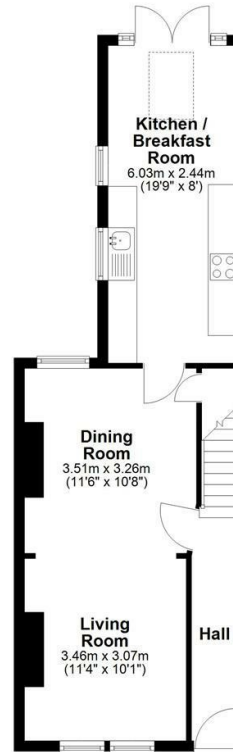
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

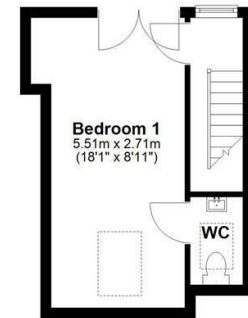
Ground Floor
Approx. 43.4 sq. metres (467.4 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.1 sq. feet)



Second Floor
Approx. 21.0 sq. metres (226.2 sq. feet)



Total area: approx. 101.4 sq. metres (1091.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band D

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

