

Bush & Co.







25 Valerian Court, Cambridge, CB1 9YP

Guide Price £315,000 Freehold

2 1 1 C

Energy Rating Band C

Location:
A sought-after location on the outskirts of Cherry Hinton, which is ideally placed for access to the city centre, Addenbrookes hospital biomedical campus and other major employers. Local facilities are plentiful with a variety of local shops and schooling within the village centre, and a Tesco superstore just a short walk away.

Accommodation in detail:
Ground floor, UPVC front door to entrance hall with stairs to first floor and a radiator. Kitchen with a sink unit, range of wall and base cupboards, electric cooker point, plumbing for washing machine, fridge space, double-glazed window to the front elevation. Sitting/dining room with patio doors to the rear garden. First floor landing access to loft space and ladder. Bedroom 1 double glazed window and a radiator. Bedrooms 2 double glazed window and a cupboard. Bathroom with panel bath and shower over, hand basin, WC, towel rail and extractor fan.

Outside, to the front is a garden and parking space. The rear garden is well-maintained and benefits from a timber shed and rear access.

Tenure: Freehold.

Services: mains water, drainage, gas and electricity.

Council Tax; Band C













Exceptional service in Cambridge and the surrounding villages

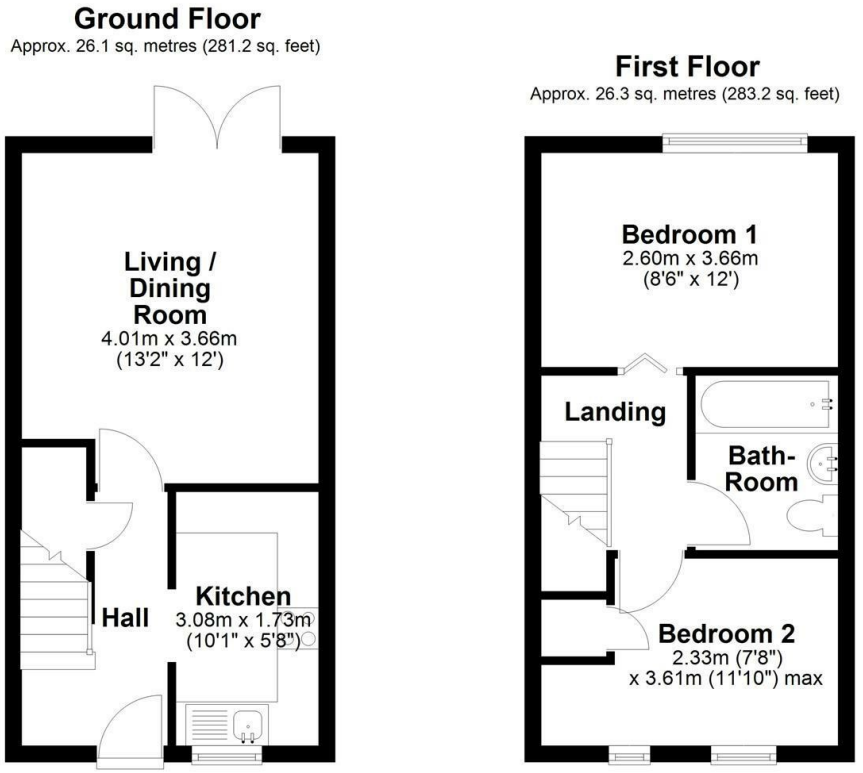
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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.

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Total area: approx. 52.4 sq. metres (564.4 sq. feet)

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - The following appliances will be included in the sale; The Oven, Fridge and freezer

Viewing - By Appointment

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

