



Bush & Co.

37 Sturton Street, Cambridge - Guide Price £400,000

CASH BUYERS ONLY - Due to the current condition of the house and use of spray foam loft insulation it is very unlikely a mortgage would be granted.

Sturton Street is situated in a prime Petersfield location within easy reach of the historic city centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large scale world class science hubs as well as further general commercial and residential improvement schemes. The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parkers Piece. Mill Road, with all its independent shops and facilities, is also located nearby.

The property is a period terraced house, with a large garden, which

requires full restoration, yet offers the potential to create a desirable city home.

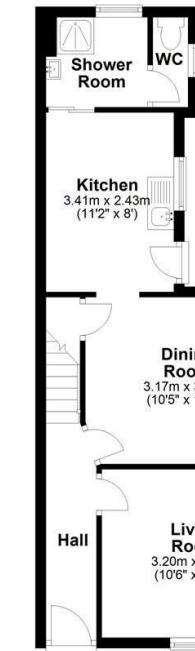
The front garden sits behind a low level brick wall and a pathway leads to the entrance door and through to the hallway which has stairs up to the first floor. There are two similar sized reception rooms, a basic kitchen with door to the garden and a shower room with w.c.

On the first floor there is a landing leading to all rooms which includes two generous double bedrooms as well as a well proportioned single bedroom.

Outside - There is a long garden to the rear which requires maintenance. A pedestrian access right of way exists via a passageway to the side of number 39.



Ground Floor
Approx. 43.4 sq. metres (467.3 sq. feet)



First Floor
Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 82.0 sq. metres (882.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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