



Bush & Co.



71 Burnside, Cambridge, CB1 3PA

Guide Price £475,000 Freehold



Energy Rating Band D

Location

Burnside is located off Mill Road, which is a thriving commercial road with a unique atmosphere and a wealth of retail shops and services. There is schooling for most ages, several parks, and this area has easy access to the railway station, Liverpool Street and Kings Cross, Addenbrooke's Hospital, and the City Centre.

The accommodation comprises, timber front door leading to a sitting/dining room with stairs to the first floor, timber wall panelling, double glazed windows to front and rear elevation, storage, and a radiator.

A well-fitted kitchen with a sink unit and range of wall and base units, hob, electric oven, plumbing for washing machine, gas boiler serving hot water, and a central heating system. A door leads to the rear garden.

Bathroom with a panel bath, hand wash basin, and WC. First floor landing leads to the 3 bedrooms: 2 comfortable double bedrooms and a single bedroom.

Outside is a shallow front garden and rear access via a neighbouring property. The rear garden is charming with timber fencing, lawn, bed and shrubs, and a terrace. At the rear of the garden is a timber studio fitted with electricity and double-glazed bifold doors.

Tenure; Freehold.

Services: mains water, drainage, gas and electricity.

Council tax: C



Exceptional service in Cambridge and the surrounding area

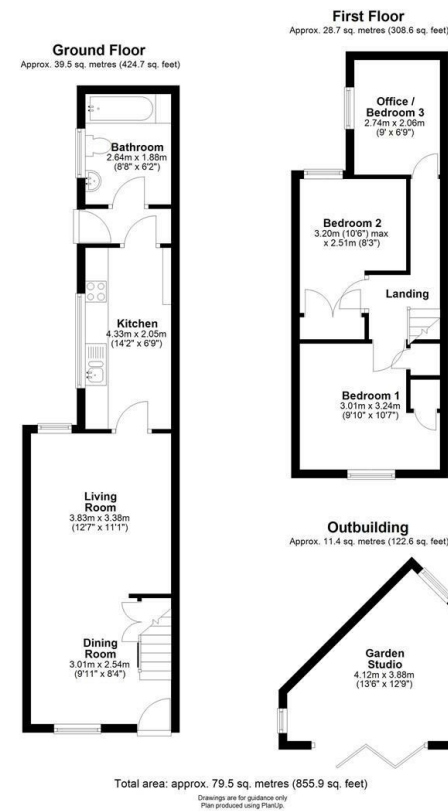
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At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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



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.