

Bush & Co.







7, Rivar Place Sleaford Street, Cambridge, CB1 2PP

Guide Price £350,000 Freehold

2 1 1 D

Energy Rating Band D

Rivar Place is a peaceful, residential private street located in the Petersfield area of Cambridge, tucked away off Sleaford Street. It is highly regarded for its central yet quiet location, situated approximately 0.8 miles from the city centre and 0.6 miles from Cambridge Railway Station.

The accommodation in detail: UPVC glazed door to sitting/ dining room with a feature cast iron fireplace, stairs to first floor, storage cupboards, laminate flooring and radiator. Inner hall with skylight. Bathroom with panel bath with shower over, hand basin, WC, tiled surrounds, radiator and skylight. Kitchen fitted with a sink unit and a range of wall and base units, gas hob, electric oven, extractor hood, plumbing for washing machine, Vaillant gas-fired boiler serving central heating and hot water. Door to the rear garden. First floor landing, Bedroom 1 with a double-glazed window to the front elevation, fitted wardrobes and radiator. Bedroom 2 has access to the loft space and a window overlooking the rear garden.

Outside is a rear garden with a terrace and rear pedestrian access. Opposite the house is a parking space.

Tenure; Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; C













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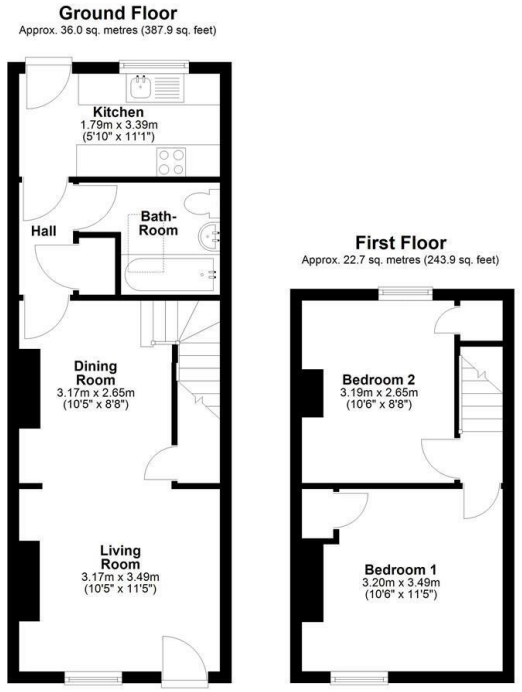

Further Information

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.