



Bush & Co.



## 6 Bliss Way, Cherry Hinton, CB1 9YE

**£280,000 Leasehold**



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1



C

Energy Rating Band C

In brief the accommodation consists; A welcoming wide, entrance hallway, has a large walk in storage cupboards, and further airing cupboard.

The large living room, is light bright and airy, with 2 large windows to the front aspect.

The kitchen, is just off the living room, there is a range of matching cabinets and drawers, ample worksurfaces, integrated oven, 4 ring gas hob, with extractor above, space and plumbing for appliances. Window to rear aspect and part glazed door leading out to the garden.

There are 2 bedrooms, both doubles. The principal bedroom is located at the front of the property and is a very good size double. Bedroom 2 is also a double.

The bathroom, has a pea shaped bath, with shower over, wash hand basin, WC, part tiled walls, heated towel rail.

Outside; To the rear, there is paved terrace area, enclosed by a picket fence. The property also benefits from a bicycle store. There are also communal gardens, that are well-tended for.

Bliss Way is a cul-de-sac located in the Fulbourn Old Drift area of Cherry Hinton with plentiful shops, supermarkets and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages nearby and transport links are well catered for with regular bus services and convenient access to the A14.

**TENURE - Leasehold**

Term - 99 Years Remaining (2123)

Maintenance Charges - Approx £561 PA

Ground Rent - £10 PA

POSTCODE - CB1 9YE

COUNCIL TAX - B

**SERVICES** - All mains services are believed to be connected to the property.

**LOCAL AUTHORITY** - Cambridge City Council

**FIXTURES & FITTINGS** - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

**VIEWINGS** - Strictly through the vendors selling agents 01223 246262





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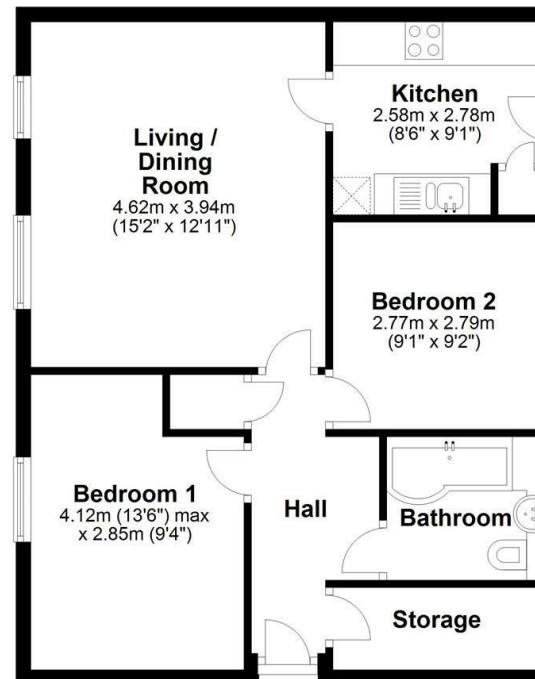
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### Ground Floor

Approx. 59.1 sq. metres (636.2 sq. feet)



Total area: approx. 59.1 sq. metres (636.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band B

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

