



Bush & Co.





## 28 Argyle Street, Cambridge, CB1 3LR

**Guide Price £550,000 Freehold**



**Energy Rating Band D**

28 Argyle Street is an end-of-terrace house, of brick elevations under a slate tiled roof, offering well-planned accommodation arranged over 2 floors measuring nearly 900 SQ FT, offering open plan living, 2 double bedrooms, a first-floor bathroom, a garden to the rear and off-street parking measuring being sold with no onward chain.

In brief, the accommodation consists; a welcoming entrance hallway has stairs rising to the first floor. The open plan living/dining room has dual aspect windows, with a pretty bay to the front aspect. There is a wood-burning stove and original exposed floorboards. The kitchen has a range of matching cabinets and drawers, ample work surfaces, an integrated dishwasher, and space and plumbing for various appliances. At the rear of the home is a handy storage area with a glazed door to the rear garden, off this is a WC with a hand-wash basin.

The first floor has 2 double bedrooms off a central landing with access to the loft space, which is partly boarded, and there is a storage cupboard. Bedroom 1 is located at the front of the house, a large double, spanning the width of the property. There are exposed original floorboards and a decorative cast-iron fireplace. Bedroom 2 again is a double with a built-in cupboard and a cast-iron fireplace. The bathroom has a bath with a shower over, WC, hand wash basin, airing cupboard.

Outside, the property is set back from the road, behind a low brick wall. The rear garden has a patio area; the remainder is laid to lawn. There is off-street parking on hard-standing tiles, access from double wooden gates, and a further wooden gate gives access onto Swanns Terrace.

**Agents' Note:** The house has suffered lateral movement during its history. There have been remedial works, including pressure plates at the first-floor level, lateral restraint straps within the loft, and roof bracing timbers. A structural engineer confirms these measures have been effective and that there was no evidence of recent or progressive movement at the time of inspection, as of 2021.

Argyle Street is quietly nestled off Mill Road in the heart of Romsey Town, offering easy access to all the independent shops and cafes that Mill Road has become so popular for. The mainline railway station is just a few minutes' walk or cycle, whilst the historic city centre is around 1 mile away, and the Addenbrookes Hospital Biomedical Campus is around 2 miles away. Residents of Romsey Town are spoilt for choice when it comes to local facilities, and the area has a superb community feel.







## Exceptional service in Cambridge and the surrounding villages

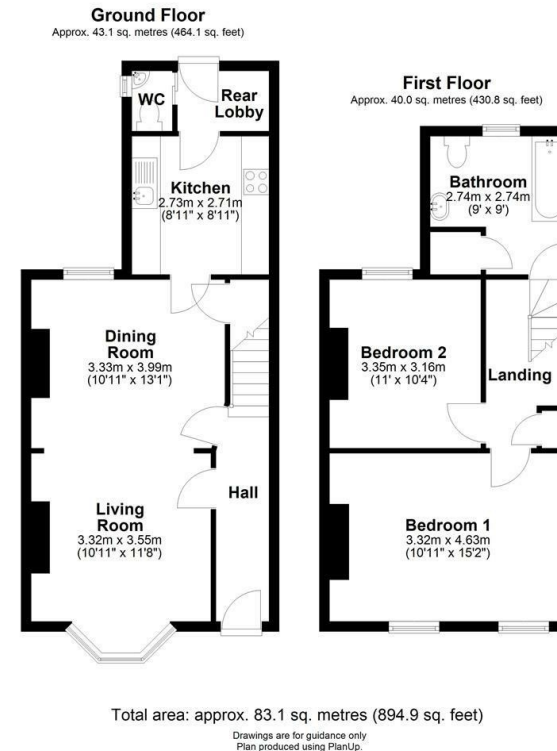
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## Further Information

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

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