



Bush & Co.





## 44 Bridewell Road, Cherry Hinton, CB1 9EP

**£375,000 Freehold**



Energy Rating Band E

44 Bridewell Road, is a very well presented 2-bedroom semi-detached family home, with potential to enlarge STPP, located within walking distance to all the amenities the local high street has to offer, Addenbrookes hospital and the Biomedical Campus. The well-planned accommodation is arranged over 2 floors measuring over 750 SQ FT, there is a large rear garden and off-street parking.

In brief the accommodation consists; A welcoming wide entrance hallway, gives access to all rooms, with stairs rising to the first floor and under stairs storage and further storage cupboard.

The living room is light bright and airy, measuring over 18 feet in length there is a large window to front aspect, patio doors lead to the rear garden.

The kitchen has a range of matching base and eye level cabinets and drawers, worksurfaces, space and plumbing for various appliances, pantry, dual aspect windows.

The ground floor accommodation is finished with a WC.

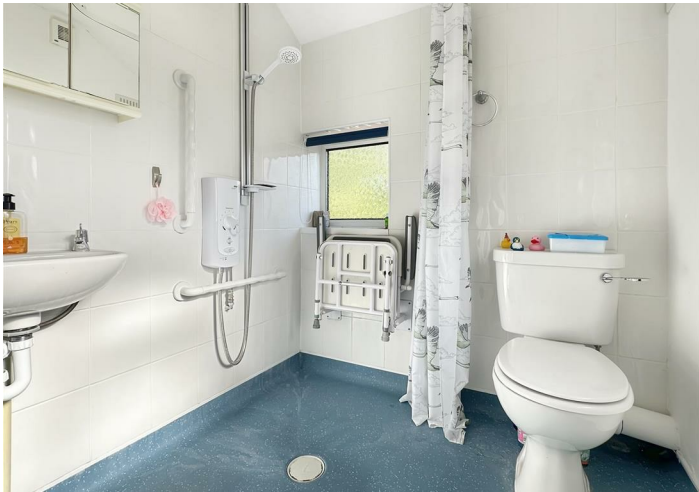
On the first floor; there are 2 bedrooms both great size doubles. The principal bedroom is a great size double located to the rear of the property and has built in cupboards, bedroom 2 again is a very good size double.

The family bathroom has a wet room shower, hand wash basin, and WC, finished with floor to ceiling tiling.

Outside; The property is set back from the road, there is off street parking for 2 vehicles. A handy storage area connects the house to the rear garden and has power and lighting connected. The large private rear garden is of particular note, predominately laid to lawn, with shrub borders. At the foot of the garden, is a large timber storage shed on hardstanding.

Bridewell Road, is located in an established part of Cherry Hinton within walking distance of the high street with plentiful shops 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.







## Exceptional service in Cambridge and the surrounding villages

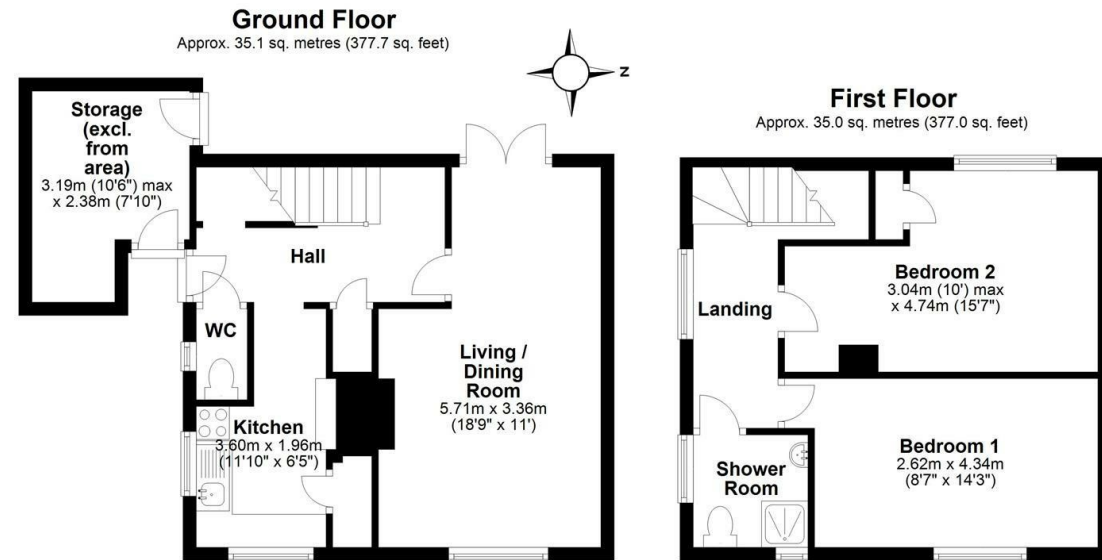
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Total area: approx. 70.1 sq. metres (754.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## 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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