



Bush & Co.

18 Courtland Avenue, Cambridge

3 1 1 F



# Guide Price £475,000 Freehold

## About the Property

Courtland Avenue is located off Hinton Avenue, which provides easy and convenient access to the city centre and main line railway station. Also well positioned for local shops and popular schooling. The location allows easy access to M11 and A14 via the ring road.

Accommodation in detail.

Ground Floor: porch, timber front door to entrance hall, stairs to first floor, sitting room with a fireplace with cast iron wood-burning stove, parquet timber flooring, double-glazed window to the front elevation. Dining room, patio door to the rear garden, kitchen with sink unit, range of wall and base units, electric hob, plumbing for washing machine, door to side.

First floor landing, built-in airing cupboard with hot water tank. Bedroom 1, double glazed windows to front elevation, Bedroom 2 double glazed windows, Bedroom 3 double glazed windows to the front elevation. Bathroom: panel bath, hand basin, Separate WC.

Outside. A mature garden with hedges, driveway leading to a single garage. Access to the rear garden. The rear garden requires clearance and is a generous size.

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Council Tax: Band D

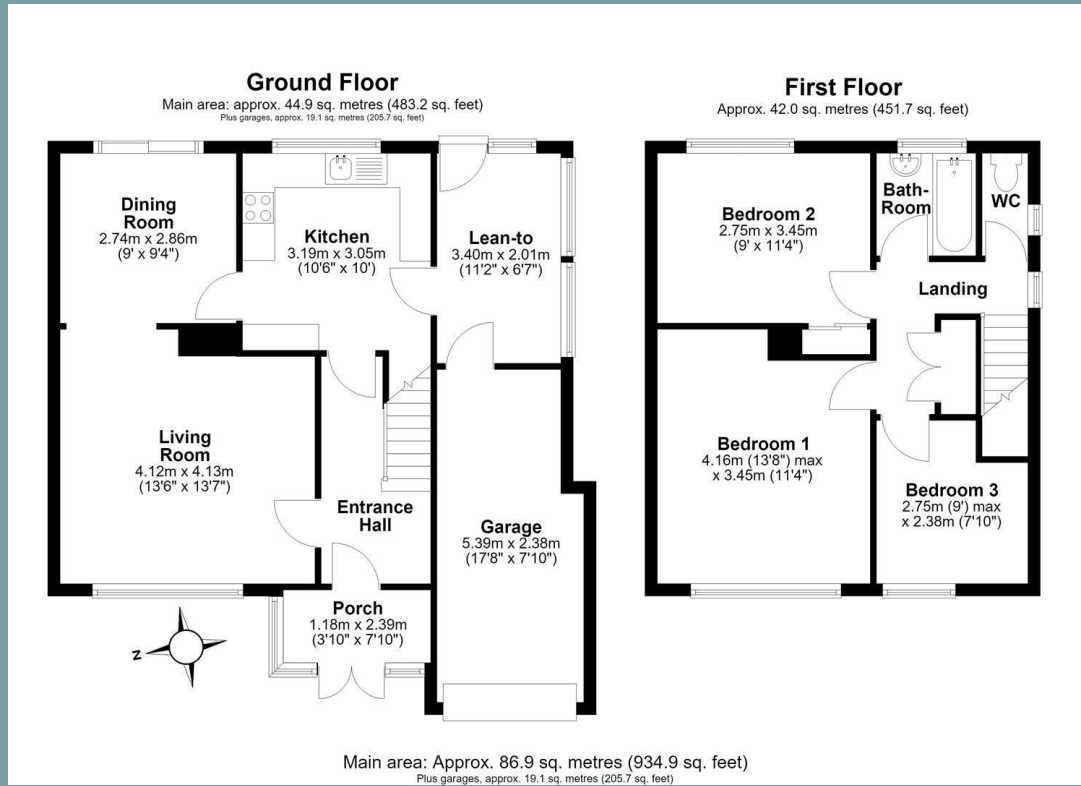
## Property Highlights

- No chain
- Semi-detached
- Family Home
- In need of modernisation
- Single garage
- Front and Rear Garden
- 3 Bedrooms
- Sitting/Dining room

## Further Information

Tenure - Freehold  
Council Tax - Band D  
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale  
Viewing - By appointment

# 18 Courtland Avenue, Cambridge



**Exceptional service in Cambridge and the surrounding villages**

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Dedicated sales progression
- Bespoke individual marketing
- Social media campaigns
- Premium and featured listing status
- Professional photography and media tours

**Contact us for a free valuation of your property**

Sales office  
169 Mill Road, Cambridge, CB1 3AN

01223 246 262  
sales@bushandco.co.uk



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         | 89                                                                                                            |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         |                                                                                                               |
| (55-68) D                                   |         |                                                                                                               |
| (39-54) E                                   |         |                                                                                                               |
| (21-38) F                                   | 34      |                                                                                                               |
| (1-20) G                                    |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |

Bush & Co.

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.