



Bush & Co.



22 Sunnyside, Cambridge, CB5 8SG

Guide Price £525,000 Freehold



Energy Rating Band E

Sunnyside is a substantial detached family house that requires updating with potential for further development (subject to consents). The house is offered with no chain and comprises: entrance hall, large sitting/ dining room, conservatory, kitchen and cloakroom. First floor landing leads to 3 double bedrooms and bathroom. Gas warm air central heating and double-glazed windows. A range of out buildings and covered courtyard. Garage. South facing generous rear garden backing onto allotments.

The accommodation comprises: Upvc front door with side panels to entrance hall with stairs to first floor, parquet flooring and storage cupboard. Cloakroom. Sitting/dining room including a fireplace with stone surround and hearth, wall lights and parquet flooring throughout with 2 sets of patio doors leading to conservatory and rear garden.

Kitchen with a twin sink and a range of wall and base cupboards, electric cooker point, gas warm air boiler, door to side. Conservatory with door to rear garden. First floor landing, 3 double bedrooms and bathroom.

Outside is a lean-to with plumbing for washing machine, storage, doors to garage and rear garden. The rear garden is generous in size and with a south facing aspect, terrace and lawn, trees and shrubs and established boundaries.

Sunnyside is located off The Westering which in turn is located off Meadowlands Road and Newmarket Road allowing easy and convenient access to City Centre, Riverside walks, Marshall's Airport, A14, M11 and A11. Located nearby are a range of local shops, amenities and a Sainsbury's Superstore.

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Council tax: D



Exceptional service in Cambridge and the surrounding villages

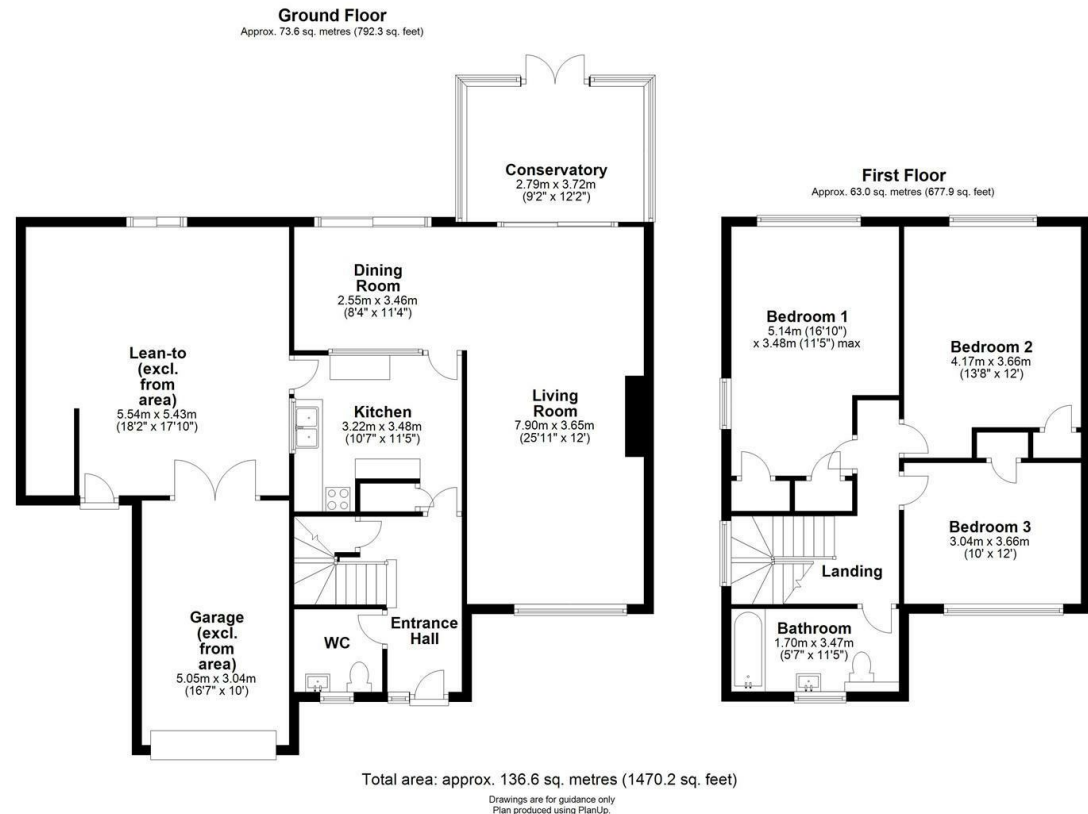
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Further Information

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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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