



Bush & Co.





## 69 Cromwell Road, Cambridge, CB1 3EB

Offers In Excess Of £450,000 Freehold



Cromwell Road is a popular street of predominantly 1930's built houses which is conveniently located for access to the city centre (1.6 miles), the mainline railway station (1 mile) and the Addenbrookes Hospital biomedical campus (2.3 miles). There are many shops, supermarkets and restaurants in the locality with the Beehive centre, retail park and Mill road all nearby as well as highly regarded schooling for all ages and plentiful leisure and recreation spaces.

The property is a very well presented bay fronted terraced house which has been updated in recent years and offers further potential to extend, subject to planning. The windows are double glazed and there is a gas fired radiator central heating system.

The front door leads to an entrance lobby with stairs to the first floor and door to the living space. The open plan sitting/dining/kitchen has a wooden floor and there are defined spaces. The sitting room is at the front with a bay window and tiled fireplace. The kitchen area comprises a range of wall and base units and timber work surfaces with integrated appliances including electric oven and hob with extractor over, dishwasher and plumbing for washing machine. There is a door to the boot room at the rear with storage area and door to the rear garden.

The first floor landing has a loft hatch with access to a storage loft and leads to all rooms on this level. Bedroom one is a well proportioned double room at the front with bay window and further window allowing plenty of natural light. Bedroom two can take a double bed and is at the back which overlooks the garden. The stylish and spacious bathroom has a modern three piece suite with shower over the bath, tiled walls and flooring and a chrome heated towel rail.

Outside - The frontage is block paved providing driveway parking for one car. The enclosed rear garden is well maintained and has recently been landscaped with lawned and paved areas as well as a timber decked seating terrace, planting and a large shed. There is rear pedestrian access at the bottom.







## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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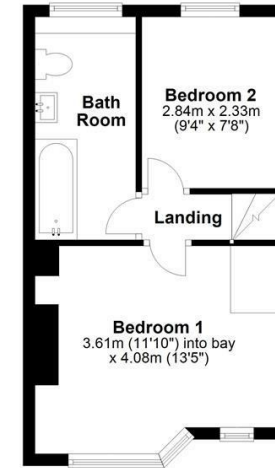
### Ground Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



### First Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 60.1 sq. metres (647.1 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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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