



Bush & Co.



## 30 Charles Street, Cambridge, CB1 3LZ

Guide Price £385,000 Freehold



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Energy Rating Band C

30 Charles Street, is a 2-bedroom house of brick elevations under a tiled roof. The well-planned accommodation is arranged over 2 floors measuring nearly 550 SQFT and is being sold with no onward chain.

In brief the accommodation consists; The front door leads to a spacious open plan living room, which is light bright and airy, with stairs leading to the first floor, window to the front aspect.

The kitchen, has a range of matching cabinets and drawers, integrated oven, 4 ring hob with extractor above, ample worksurfaces, space and plumbing for various appliances, window to rear aspect, part glazed door gives access to the rear garden.

On the first floor, there are 2 bedrooms of a central landing. The principal bedroom, is a good size double, spanning the width of the property and befitting from built in wardrobe. Bedroom 2 is a comfortable single.

The family bathroom is modern in design, there is a bath with shower over, hand wash basin, WC, finished with contemporary tiling, there is a useful storage cupboard.

Outside; The property is set back from the road with off street parking and garage en bloc. The rear garden has a patio, shrub borders, the remainder laid to lawn. A pathway leads to the foot of the garden as secure wooden gate gives access to the rear which in turn leads back to Charles Street.

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





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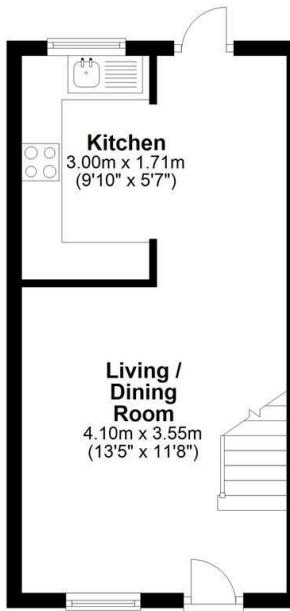
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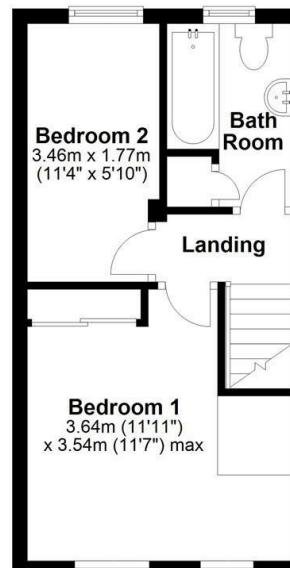
### Ground Floor

Approx. 25.6 sq. metres (275.1 sq. feet)



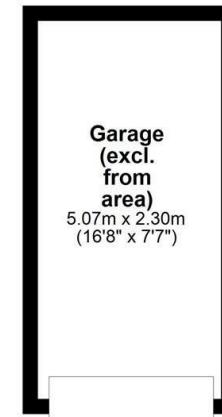
### First Floor

Approx. 25.5 sq. metres (274.6 sq. feet)



### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 51.1 sq. metres (549.7 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

169 Mill Road  
Cambridge  
Cambridgeshire  
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