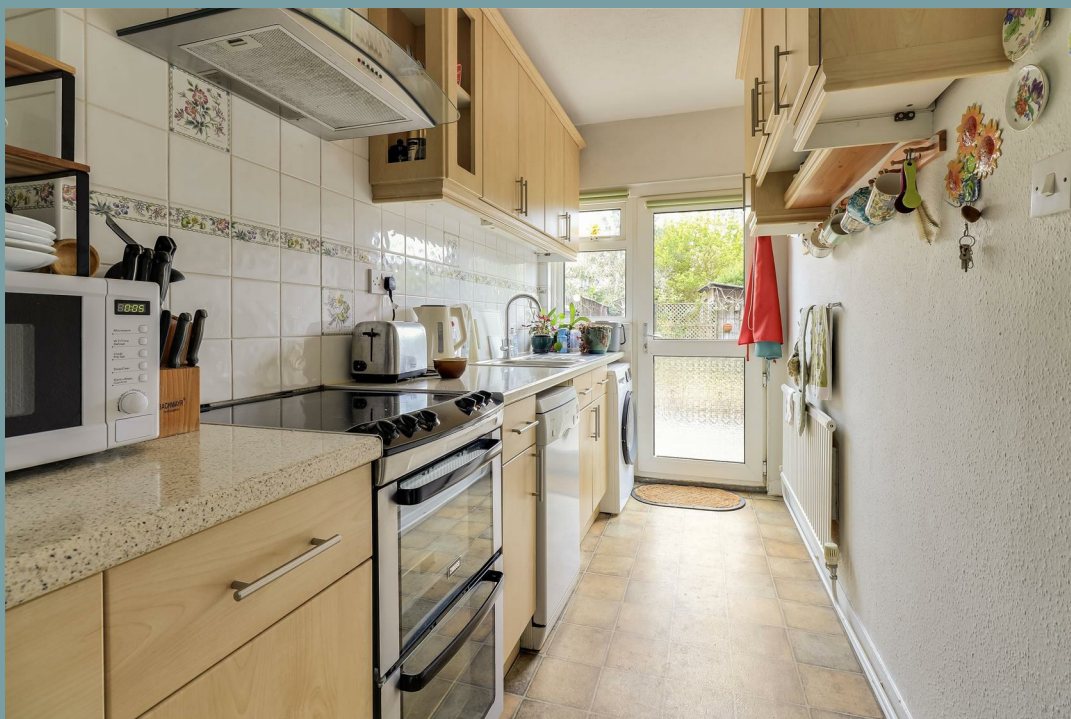


Bush & Co.



62 Scotland Road, Cambridge





Guide Price £425,000 Freehold

About the Property

The location allows for easy access to the Cambridge North Railway Station as well as the city centre and science/business parks. There are several shops and supermarkets along the nearby High Street, as well as good local schooling, public houses and stunning riverside walks.

The accommodation in detail.

Ground floor - UPVC front door to the entrance hall with stairs to the first floor and a storage cupboard. Sitting/dining room with a bay window to the front elevation, glazed door leading to the rear garden, gas-fired back boiler serving hot water and central heating with wood surround and hearth, radiator. Kitchen with a sink unit, a range of wall and base units, an electric cooker point, an extractor hood, plumbing for a slimline dishwasher and washing machine, and a double-glazed door to the rear garden.

First floor landing with linen cupboard. Bedroom 1, with a bay window, a cupboard and a radiator. Bedroom 2 with double glazed window with views of the rear garden and a radiator. Bedroom 3 double glazed window to the front elevation, a radiator and a cupboard. Shower room with shower cubicle, hand basin, tiled walls and radiator, Separate WC.

Outside. To the front of the house is an attractive garden with a path leading to the front door, and side access shared with the neighbour. The rear garden is a good size with trees, shrubs and a terrace, ideal for a growing family.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; Band C

Property Highlights

- 1930's Mid terrace family house
- 3 Bedrooms
- Sitting/dining room
- Fitted kitchen
- Shower room
- Long rear garden
- Gas fired central heating
- Double glazed windows
- Close to the centre of Chesterton
- NO CHAIN

Further Information

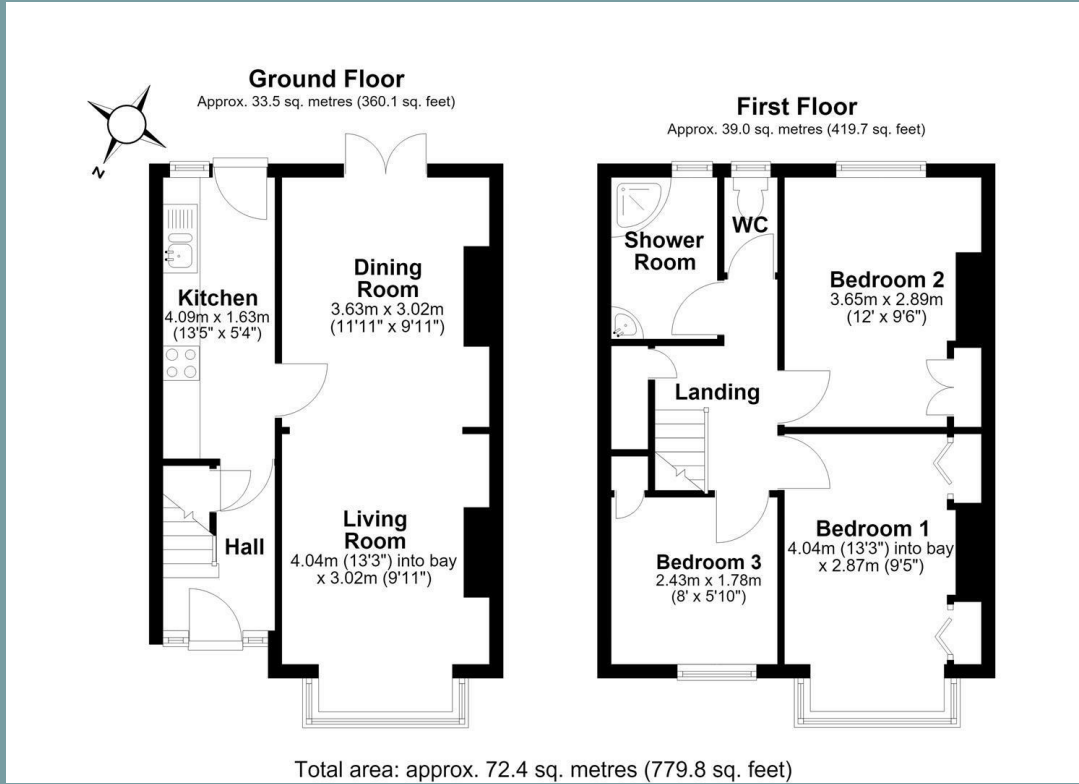
Tenure - Freehold

Council Tax - Band

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment

62 Scotland Road, 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.