



Bush & Co.



53 Cherry Hinton Road, Cambridge, CB1 7BS

Guide Price £715,000 Freehold



Energy Rating Band D

Cherry Hinton Road is a substantial Victorian family house with 3 bedrooms, a shower room, kitchen/ breakfast room, sitting room, dining room, shower room, front and rear garden, off-street parking and a single garage. Gas-fired central heating, double-glazed windows and NO CHAIN. The house retains some of the original features and makes a fine family home.

Cherry Hinton Road is conveniently situated on the favoured south side of the city. The location allows easy access to the city centre, railway station and the Addenbrookes Hospital Biomedical Campus. There are numerous shops and supermarkets nearby, and good schooling for all ages is available.

Accommodation in detail. Ground floor, a modern glazed front door with fan light to vestibule, entrance hall with stairs to first floor and radiator. Sitting room with bay window with double-glazed windows, picture rails and cornicing, radiator. Dining room, feature cast iron fireplace, timber flooring and radiator. Kitchen/ breakfast room with a sink unit, range of wall and base units, gas hob, electric oven, gas fire boiler, plumbing for a washing machine, and a door to the rear garden. Shower room with a shower cubicle, hand basin and WC. First floor landing, 3 bedrooms of generous proportions.

Outside a shallow front garden with a path leading to the front door. The rear garden is a good size, laid to grass and single garage and off-street parking.

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Council Tax: D





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.

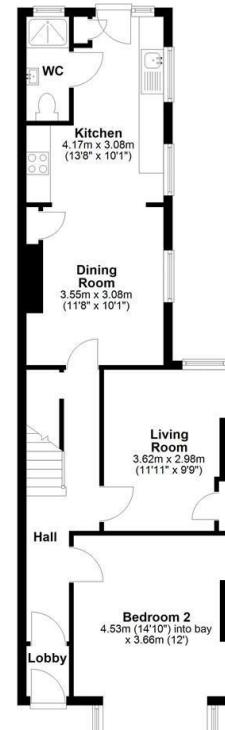
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Ground Floor
Approx. 60.1 sq. metres (646.6 sq. feet)



First Floor
Approx. 53.0 sq. metres (570.5 sq. feet)



Total area: approx. 113.1 sq. metres (1217.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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
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