



Bush & Co.

32 Catharine Street, Cambridge

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Guide Price £425,000 Freehold

About the Property

Catharine Street is a desirable residential location in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on street without the need for a permit.

The property is a Victorian terraced house, which requires general modernisation throughout, offering scope to extend and improve with potential to create a wonderful city home. There is a gas fired radiator central heating system and the sale can complete with the advantage of no upward chain.

The entrance hall has stairs rising to the first floor and a door to the spacious open plan living/dining room which has dual aspect windows, alcove fitted shelving and an under stairs cupboard. The kitchen comprises a range of wall and base units in addition to a gas fired boiler and door to the garden. There is a three piece bathroom, at the back, off the kitchen.

The first floor landing allows access to the three well proportioned bedrooms, with the principal bedroom spanning the full width of the house at the front.

The rear garden has lawned and paved areas with mature planting to both sides.

Property Highlights

- Period Terraced Home
- Scope to Extend & Improve
- Sought After Romsey Location
- Three Bedrooms
- Generous Garden
- No Upward Chain

Further Information

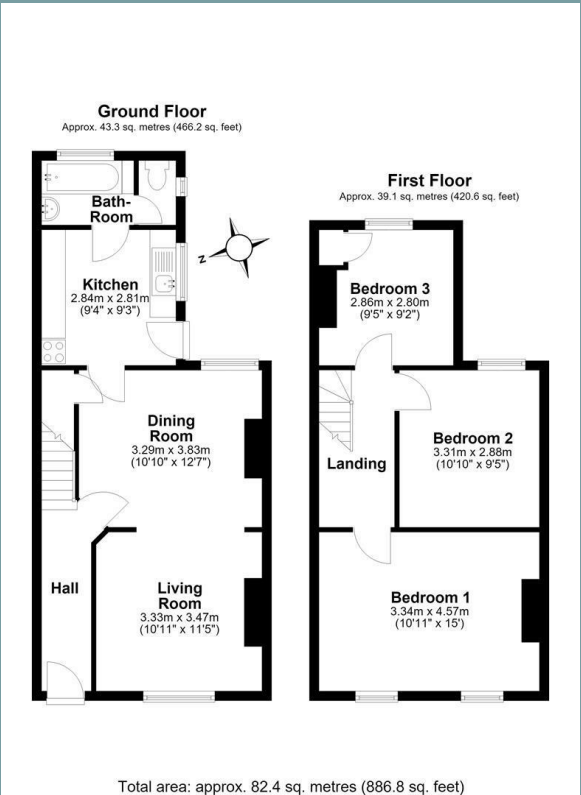
Tenure - Freehold

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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