



Bush & Co.



## 81 Cavendish Road, Cambridge, CB1 3AE

Guide Price £425,000 Freehold



Energy Rating Band D

Cavendish Road is a sought-after residential street 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 located just over 1 mile away, the railway station (with fast trains to London) is around 0.7 miles away, and the Addenbrookes Hospital Biomedical Campus is less than 2 miles. Parking is available on the street without the need for a permit.

Accommodation in detail. Ground floor UPVC front door to Sitting room with open fireplace, television point, double-glazed window to front elevation and radiator. Dining room with stairs to the first floor, cupboard opening to Kitchen/Breakfast room with a sink unit with mixer taps and cupboards below, range of wall and base units, gas cooker point, door to rear garden and Velux window. Bathroom with panel bath with shower over, hand basin, WC, tiled surrounds and radiator. First floor landing, Bedroom 1 featuring a cast iron fireplace, storage cupboard and radiator, Bedroom 2 with a cupboard housing gas fired combination boiler and radiator, Bedroom 3 with a window overlooking the rear garden and radiator.

Outside, a shallow front garden with a path to the front door. The rear garden with a right of way in favour of the neighbours, laid to gravel, timber fencing and a shed.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; C

The house is located in a Conservation area.



## 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](mailto:sales@bushandco.co.uk)

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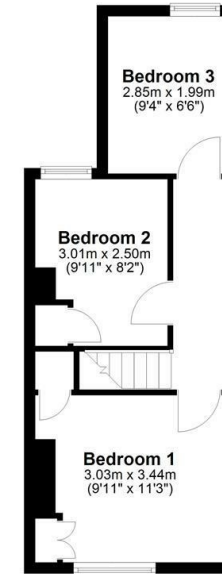
### Ground Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



### First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 66.0 sq. metres (710.0 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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