



Bush & Co.

38A Chesterton Road, Cambridge - Offers Around £375,000

Victorian three bedroom maisonette accessed off Trafalgar Road, located within walking distance of the City Centre and River Cam. The property is being sold with the advantage of no onward chain and further benefits from gas fired central heating.

On the ground floor the property comprises a kitchen/sitting room fitted with a range of wall and base mounted storage units, gas hob and electric oven with extractor hood over, plumbing for washing machine, gas fired combination boiler, feature cast iron fireplace with painted surrounds, tiled flooring and radiator. There is a bathroom comprising a panelled bath with shower over, hand wash basin with cupboards below, low level WC, tiled flooring and towel rail. The inner hall provides access to the stairs rising to the first floor and cupboard stairs to basement.

The first floor landing provides access to bedroom one with a large bay window to front elevation and art deco tiled fireplace with wood surrounds, bedroom two featuring a cast iron fireplace with a window overlooking the rear garden and bedroom three with a window overlooking the rear garden. Completing the first floor accommodation is a shower room.

Outside the property has pedestrian right

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

of way across the ground floor property.

Location

Chesterton Road is a popular location east of the city centre, with convenient access to the Cambridge North Station and City Centre, as well as the Milton Science Park, St. John's Innovation Centre & Cambridge Mainline Station and A14. In addition the local Chesterton Road area features a range of local shops and services, a number of local Inns, river walk by the Cam.

TENURE - Leasehold

TERM - Approximately 92 years remaining
 MAINTENANCE CHARGES - £275 Per Annum for buildings insurance.

GROUND RENT - £25 Per Annum

POSTCODE - CB4 1EN

COUNCIL TAX -

SERVICES - All mains services are believed to be connected to the property

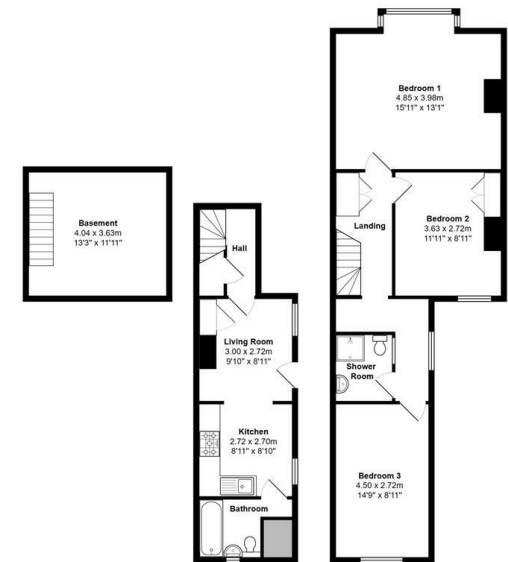
LOCAL AUTHORITY -

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

VIEWINGS - Strictly through the vendors selling agents 01223 246262



Chesterton Road, Cambridge, CB4 1EN



Total Area: 98.0 m² ... 1055 ft²
 All measurements are approximate and for display purposes only
 Plan prepared by charlesj.harrison.co.uk

Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs	
(92 plus) A	83
(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

Environmental Impact (CO ₂) Rating	
	Potential
Vary environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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