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## 7 Howgate Road, Cambridge - Offers Around £200,000

Howgate Road is located on the northern fringe of the city which offers superb access to the A14 and guided busway as well as the Milton Road Science & Business Parks.

The property is a modern semi-detached house with double glazing and gas radiator central heating and is sold with the advantage of no upward chain.

50% shared ownership is available for £200,000 with an additional monthly rent of £298.25 payable to the Latimer by Clarion Housing Group.

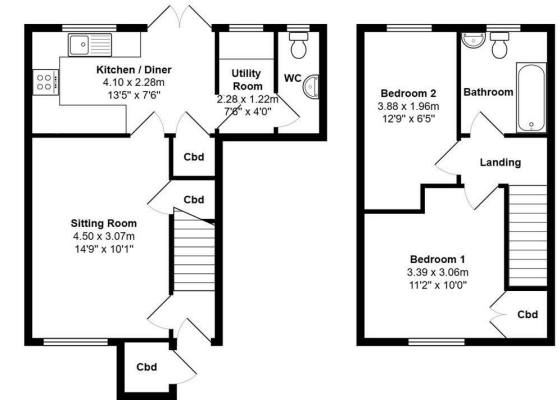
The hallway has an entrance door to the front, window to side, stairs to the first floor and door to the sitting room which is a comfortable room with window to front and under stairs cupboard. A door leads to the kitchen/dining room which has double French doors to the garden and a range of wall and base units and work surfaces housing a stainless steel sink and drainer. There is a wall mounted gas fired boiler, space for fridge and freezer, gas and electric cooker points and

an under stairs cupboard. The utility room has plumbing for washing machine, fitted cupboard and work surfaces and leads to a cloakroom with two piece suite.

The first floor landing has a window to side and loft hatch. Bedroom one is a particularly spacious room with a window to front and large built in double wardrobe. Bedroom two is located at the back with a window overlooking the garden. The three piece bathroom has an obscure window, part tiled walls and shower over the bath.

Outside - There is a lawned frontage in addition to block pavior driveway providing off street parking for 2 to 3 cars. The enclosed rear garden is mainly lawned with a paved patio area, timber shed and covered side passageway.

Service Charge: £22.13 PCM  
 Additional Rent For 50% Share: £298.25 PCM  
 Tenure: Leasehold with 97 years remaining. Initiated March 1996



Total Area: 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only  
 Plan prepared by charlesjharrison.co.uk

Energy Efficiency Rating	
Current	Potential
73	87
Vary 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	
EU Directive 2002/91/EC	

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

### 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.

Sales Office:  
 169 Mill Road, Cambridge CB1 3AN  
 01223 246262 sales@bushandco.co.uk

Lettings Office:  
 8 The Broadway, Mill Road, Cambridge CB1 3AH  
 01223 508085 Lettings@bushandco.co.uk