



Bush & Co.



18 Upper Gwydir Street, Cambridge, Cambridgeshire, CB1 2LR

Offers Around £900,000 Freehold



Energy Rating Band F



The timber front door opens to the entrance hall with stairs rising to the first floor and door, on the left, that leads to a dojo with workshop/garage space beyond. To the right of the entrance hall is a reception room with kitchen area and large dual aspect sash windows. The inner lobby leads to a double bedroom and bathroom comprising a panelled bath, low level WC and hand wash basin.

The first floor landing is spacious and bright with stairs rising to the first floor and doors leading to a large studio with sash windows to the side elevation and kitchenette, shower room and first floor apartment with roof lights and bathroom suite.

Completing the accommodation is an open plan one bedroom apartment, on the second floor, with Velux windows, kitchen area and bathroom.

Agents Note - The boiler isn't included in the sale, but subject to negotiation.

Location

Upper Gwydir Street is located off Gwydir Street within the suburb of Sturton Town giving easy access to the City Centre. Sturton Town is a popular residential area in Cambridge, close to the Grafton Centre and Mill Road. The location allows pedestrian access to the station and the City Centre.

TENURE - Freehold

POSTCODE - CB1 2LR

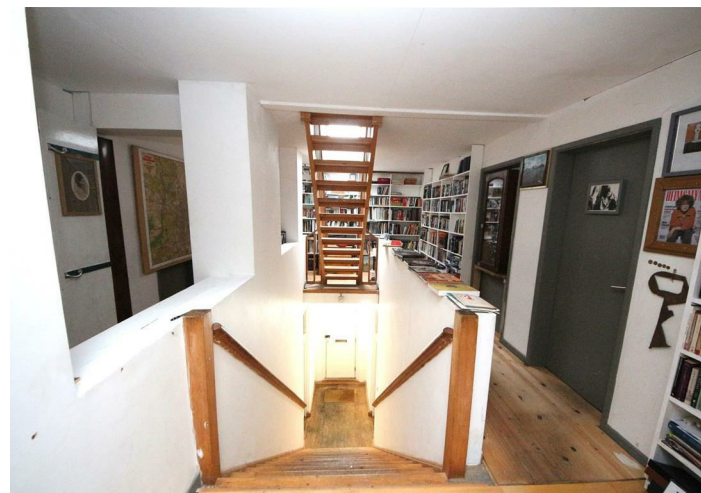
COUNCIL TAX - Ground Floor Flat: Band B, First Floor: Band B

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

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





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.

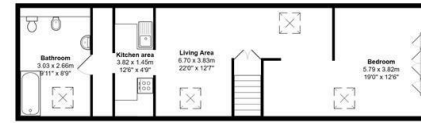
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

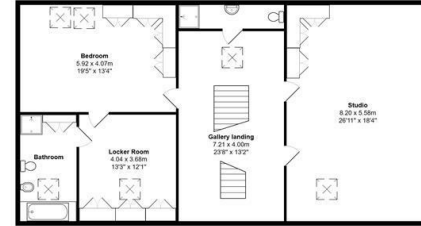
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

18, Upper Gwydir Street, Cambridge, CB1 2LR



Second Floor



First Floor



Ground Floor

Total Area: 325.3 m² ... 3501 ft²
All measurements are approximate and for display purposes only.
Plan prepared by charlesharrison.co.uk

Further Information

Tenure - Freehold

Council Tax - Band

Fixtures & Fittings -

Viewing - By Appointment

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Cambridgeshire

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www.bushandco.co.uk

