



Bush & Co.





## 37 George Street, Cambridge, CB4 1AL

Offers In The Region Of £599,995 Freehold



George Street is a highly regarded location nestled between Chesterton Road and Milton Road just to the north of the river Cam and a short stroll to Midsummer Common and Jesus Green with the historic city centre just beyond.

The property is a traditional Victorian end terrace house with superb gardens which open up at the back offering space to develop and/or landscape. The house is sold with the advantage of no upward chain.

The entrance hall has doors to both sitting and dining rooms which are open plan with defined areas. The sitting room is located at the front with a fireplace recess whilst the dining room overlooks the rear garden with stairs to the first floor, under stairs cupboards and a door to the kitchen. The kitchen/breakfast room features multiple windows and a door to the rear garden in addition to a Cambridge university science lab bench and wall mounted gas fired boiler. The first floor landing leads to both bedrooms with the principal room being particularly large with two windows, a fireplace recess, built in cupboard and wooden flooring. Bedroom two is again well proportioned with a window overlooking the rear garden, wooden flooring and built in cupboard. A Jack and Jill three piece bathroom serves both bedrooms.

Outside - The rear garden open up significantly behind neighbouring homes and offers significant scope to add perhaps a home office, gymnasium etc or simply to enjoy an idyllic space in the heart of the city.







## 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.

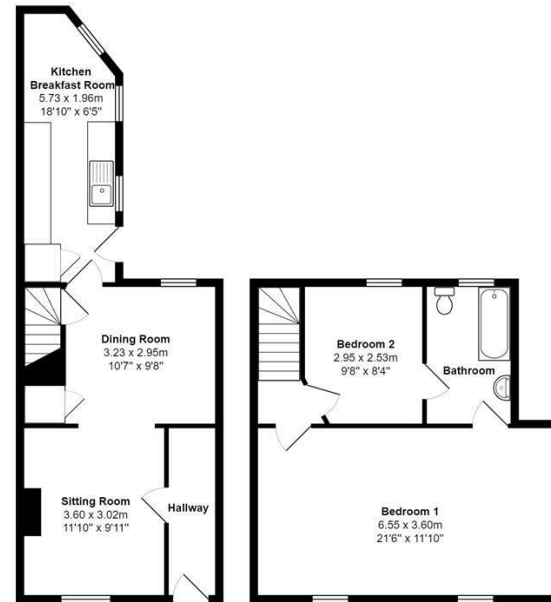
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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- \* Bespoke individual marketing
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- \* Media tours

Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

George Street, Cambridge, CB4 1AL



Total Area: 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

## Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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[www.bushandco.co.uk](http://www.bushandco.co.uk)

