



Bush & Co.



141 St Matthews Gardens, Cambridge, CB1 2PS

Offers Around £600,000 Freehold



Energy Rating Band C

141 St Matthews Gardens comprises a modern four storey townhouse of brick elevations with a pitched roof. The spacious and well planned accommodation is arranged on four floors comprising entrance hallway with stairs rising to upper and lower floors, cloakroom, attractive living room with bay window and additional study space. On the lower ground floor is a fitted kitchen comprising a sink and drainer unit with cupboards below in addition to a range of wall and base units, fitted dishwasher, built in double oven, electric hob with extractor hood above and access to the front lightwell which is an ideal storage space and family room with bay window and door to the garden.

On the first floor are two generously sized bedrooms and a family bathroom which is fitted with a three piece suite comprising panelled bath with shower attachment above with privacy screen, wash hand basin and WC. Completing the accommodation is a principle bedroom, on the second floor, with en-suite shower room and large walk in wardrobe.

Externally there is a paved patio area adjacent to the property with steps leading to the rear garden which is surrounded by timber fencing.

The property benefits further from gas fired central heating, double glazed sash windows and a secure under croft allocated parking space under the central square along with useful storage to the front of the property.

LOCATION:

St Matthews Gardens is located about 1 mile east of Cambridge City centre and 1 mile north of the railway station. The development is approached from York Street and is within walking distance of the Grafton Centre, Beehive Centre and a wide range of independent shops, restaurants and cafes on Mill Road.

AGENTS NOTES:

The current service charge for the upkeep of the communal areas and car park is approximately £600 per annum.

TENURE - Freehold

POSTCODE - CB1 2PS

COUNCIL TAX - Band E

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.

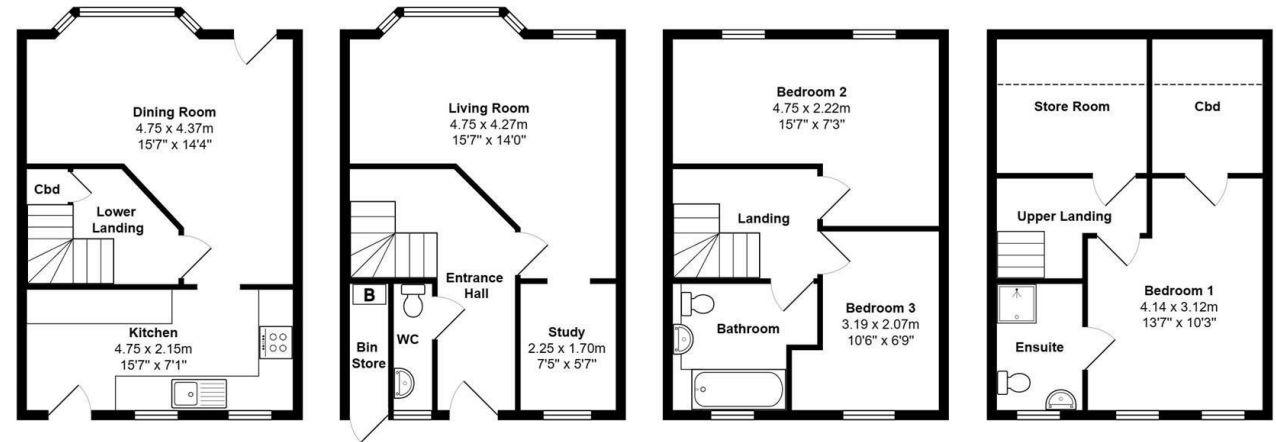
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

141 St. Matthews Gardens, Cambridge



Total Area: 127.5 m² ... 1372 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Further Information

Tenure - Freehold

Council Tax - Band E

Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road
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