



Bush & Co.





## 7 Belmore Close, Cambridge, Cambridgeshire, CB4 3NN

Offers Around £625,000 Freehold



Energy Rating Band D

The UPVC front door opens to an entrance hall with laminate flooring, stairs rising to the first floor and access to a cloakroom/WC. Off the entrance hall is the sitting room featuring a fireplace housing an electric fire with a stone inset and hearth and wood surround, large window overlooking the front elevation and French doors opening to the kitchen/breakfast room. The kitchen is superbly fitted to comprise an island unit with breakfast bar, single sink unit with mixer taps and cupboards below, there are a range of wall and base mounted storage units, a gas and electric Range cooker (available via separate negotiations) with extractor hood over, space and plumbing for a number of under counter appliances, gas fired boiler, large under stairs storage cupboard and door opening to rear garden. Off the kitchen is the dining room with a window overlooking the rear garden.

On the first floor landing there is a storage area which could be converted into an additional shower room and access to the loft space. There are four sizable bedrooms, three of which are doubles, bedroom one benefits from a built in storage cupboard. Completing the first floor accommodation is a three piece bathroom suite comprising a panelled bath with electric shower over, hand wash basin with cupboards below, low level WC and tiled surrounds.

Externally the property offers an expansive front garden, mainly laid to lawn, with a block paved parking area leading to a single garage. There is a right of way across the front garden for Network Power to gain entry to the neighbouring electric sub station. To the rear of the property is a substantial garden which is predominately laid to lawn with a paved terrace area adjacent to the rear of the house, ornamental shrubs and timber shed.

### Location

Belmore Close is located off Histon Road allowing easy and convenient access to both city centre and Milton Road Science Park, A14, M11 and mainline railway station to London's Kings Cross and Liverpool Street, and within a close proximity are a range of local services and retailers.

TENURE - Freehold

POSTCODE - CB4 3NN

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.

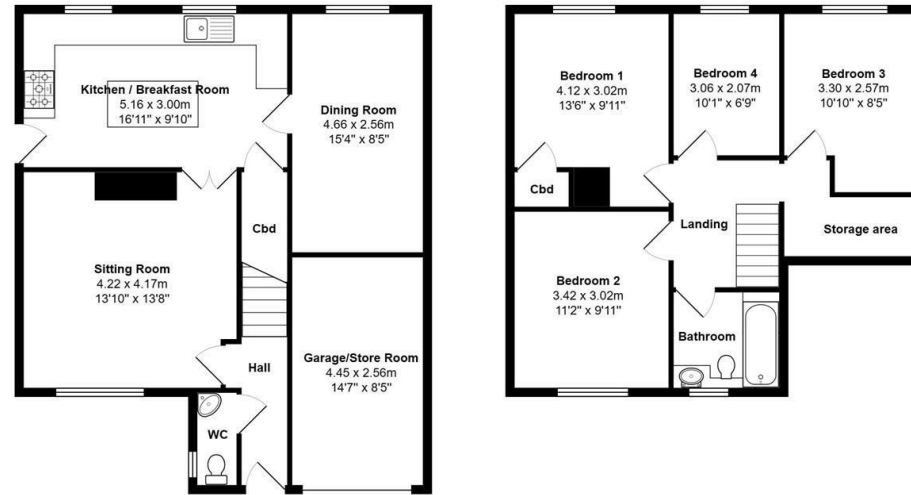
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* 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](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

### Belmore Close, Cambridge, CB4 3NN



Total Area: 116.2 m<sup>2</sup> ... 1250 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 E

Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN  
[www.bushandco.co.uk](http://www.bushandco.co.uk)

