



Bush & Co.



39 Glenmere Close, Cambridge, CB1 8EF

Offers Around £325,000 Leasehold - Share of Freehold



Energy Rating Band D

The UPVC door opens to the private entrance hall housing a large under stairs storage cupboard and built in airing cupboard with a pressurised hot water cylinder. To the rear of the property is the sitting room, with a southerly aspect, boasting large patio doors opening to the rear garden. The kitchen has been comprehensively fitted to comprise a stainless steel sink unit with cupboard below, a range of wall and base mounted storage units, integrated electric hob and oven with extractor fan over, plumbing for washing machine, space for fridge/freezer and dual aspect windows overlooking the front and side elevation.

There are two spacious double bedrooms and completing the accommodation is a bathroom consisting of a panelled bath with shower over, hand wash basin, low level WC, storage cupboard and tiled surrounds.

Outside to the front of the property is a pathway leading to the front door and gated side pedestrian access leading to the rear garden with a paved terraced adjacent to the property. The remainder of the garden is predominately laid to lawn with cultivated borders and shed. The property is also being sold with the advantage of a single garage in a nearby block.

Location

Glenmere Close is conveniently located to the South side of the city which offers good access to several major employers in the area. Addenbrookes hospital biomedical campus is located 1.4 miles away, the railway station is 2 miles and the city centre around 2.2 miles. There are plenty of local shops and supermarkets within the vicinity and Cherry Hinton Hall is just over the road.

TENURE - Leasehold with a share of the freehold

TERM - 960 years remaining

MAINTENANCE CHARGES - NA

GROUND RENT - NA

POSTCODE - CB1 8EF

COUNCIL TAX - Band C

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.

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Further Information

Tenure - Leasehold - Share of Freehold

Council Tax - Band C

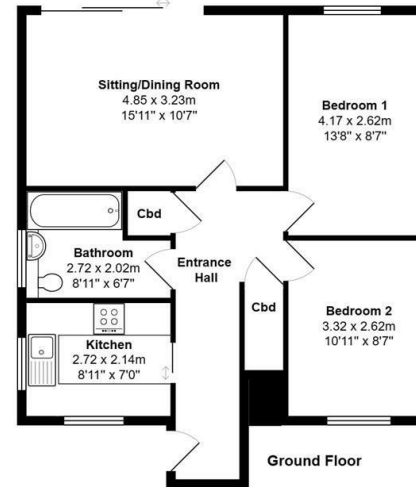
Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN

www.bushandco.co.uk

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Total Area: 58.1 m² ... 625 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

