



Bush & Co.

57 Brookfields, Cambridge - Offers Around £410,000

Brookfields is a popular location at the end of Mill Road which is famous for its fine mix of independent shops, cafes, bars and restaurants and with an abundance of amenities on your doorstep and impressive schooling for all ages it is easy to see why this is such a sought after location. The mainline railway station is around 1 mile whilst the historic city centre around 1.5 miles and the Addenbrookes hospital biomedical campus around 2 miles. There are several parks and open spaces and larger shops and supermarkets are also within easy reach.

The house sits on a quiet no through road and has been extended to both the front and rear with the benefit of modern double glazing and gas radiator heating. There is a large rear garden and the property is sold with the advantage of no upward chain.

The front sitting room has been

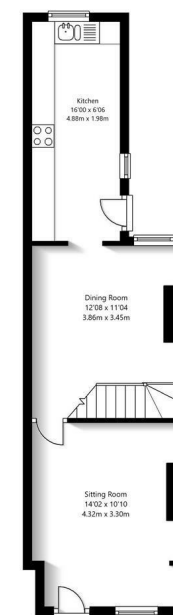
extended and has a double glazed window and entrance door as well as a cast iron fireplace. The dining room, at the back, has a double glazed window to rear, fireplace recess, stairs to first floor and an opening to the kitchen. The long galley kitchen comprises a range of wall and base units and work surfaces housing a stainless steel sink and drainer in addition to integrated electric oven and gas hob, wall mounted gas fired boiler, two double glazed windows and a door to the garden.

The first floor accommodation includes a landing with loft hatch, two well proportioned double bedrooms and a three piece bathroom with mixer tap shower and glass screen over the bath.

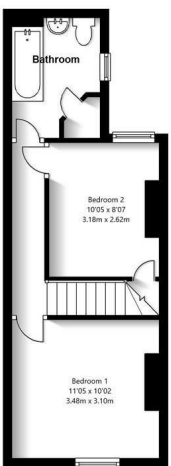
Outside - The long enclosed rear garden features a paved patio area as well as timber storage shed. The shared access covered side passageway provides access for bins, bikes tec.



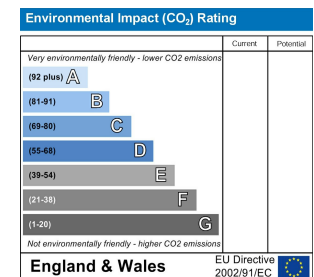
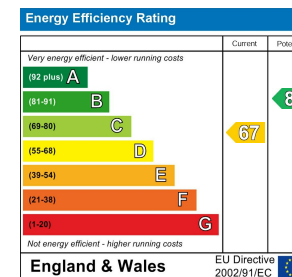
Ground Floor
Approx. 36.3 sq. metres (390.7 sq. feet)



First Floor
Approx. 28.8 sq. metres (309.8 sq. feet)



Total area: approx. 65.1 sq. metres (700.5 sq. feet)
NOT TO SCALE - For Guidance Purposes only
Plan produced using PlanUp.



IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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