



Bush & Co.



4 Lichfield Road, Cambridge, CB1 3SS

Offers Around £725,000 Freehold



Energy Rating Band D

The UPVC front door leads to the entrance porch with tiled flooring and a glazed door opening to a wide entrance hall with stairs rising to the first floor and under stairs storage. There is a sitting room, with a large bay window that floods the room with natural light and a open fireplace with stone surround and hearth, a separate dining room with exposed brick chimney stack and French doors opening to the family room boasting vaulted ceilings and French doors leading to the rear garden. The kitchen/breakfast room comprises a one and a half bowl sink unit with cupboard below in addition to a range of wall and base mounted storage units, gas cooker point, space and plumbing for a range of under counter appliances, Valiant gas fired boiler, door to rear garden, inset lighting and tiled surrounds.

The first floor landing enjoys Velux windows and provides access to four bedrooms, two of which are sizable double rooms; bedroom one enjoys a bay window overlooking the front elevation. Completing the first floor accommodation is a large family bathroom comprising a panelled bath, separate shower cubicle, hand wash basin, low level WC, tiled surrounds, radiator and eaves storage.

Externally the property offers an expansive block paved driveway, to the front, providing off street parking for a number of vehicles and access to a carport with gated side access. The south facing rear garden has a terrace adjacent to the house, the remaining garden is predominately laid to lawn. At the bottom of the garden there is a brick built structure providing workshop and garden storage.

Lichfield Road is a popular residential location to the South side of city offering convenient access to the railway station, city centre and Addenbrookes hospital biomedical campus. There are many independent shops, food outlets and supermarkets within walking distance as well as significant employers and well regarded schooling for all ages.

TENURE - Freehold

POSTCODE - CB1 3SS

COUNCIL TAX - Band D

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge City Council

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.

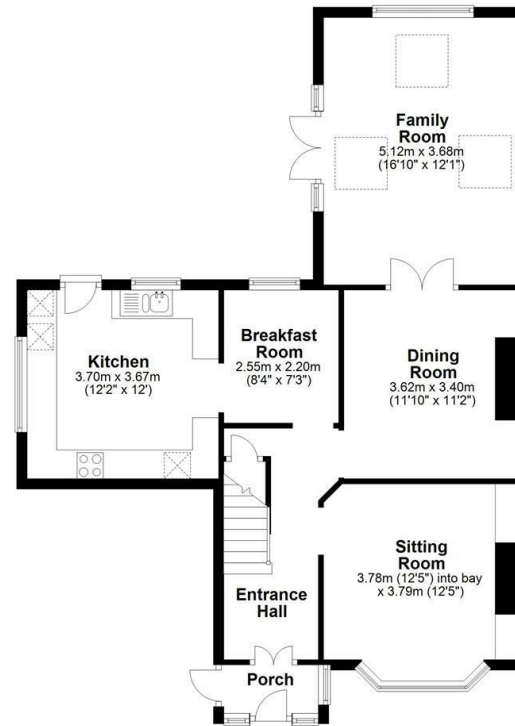
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

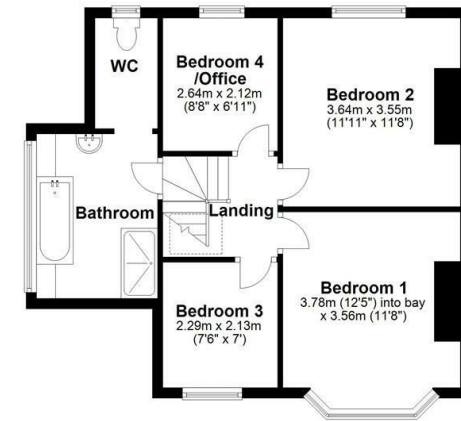
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Ground Floor
Approx. 76.1 sq. metres (818.8 sq. feet)



First Floor
Approx. 51.9 sq. metres (558.4 sq. feet)



Total area: approx. 127.9 sq. metres (1377.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

