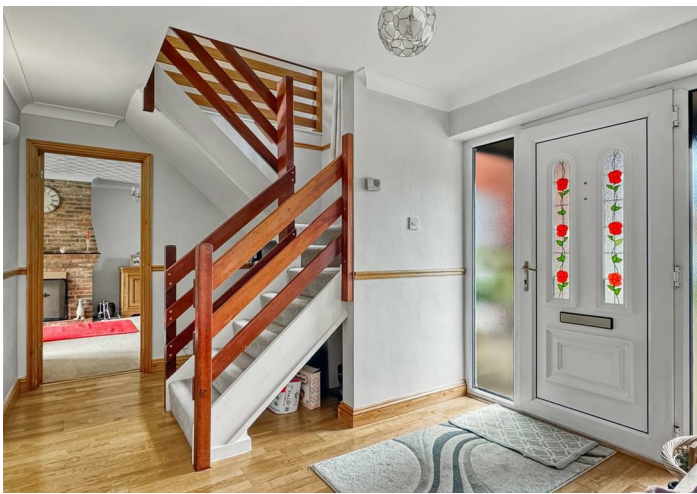




Bush & Co.



## 2 Villa Road, Impington, Cambridge, Cambridgeshire, CB24 9NZ

Offers Around £700,000 Freehold



Energy Rating Band C

A well presented 4 bedroom link detached family house located in a popular situation, offering Entrance hall, Study, Living room, Family room, Kitchen/ breakfast room, Utility, Cloakroom. Landing 4 generous bedrooms, ensuite shower room and family bathroom. Gardens and garage.

Accommodation comprising, UPVC double glazed front door with leaded light detail opens to the entrance hall with stairs rising to the first floor, laminate flooring, dado rail, under stairs storage and door to cloakroom/WC. The sitting room boasts an open fireplace with brick chimney stack, patio doors leading to the rear garden, French doors to front and television point. The useful study room overlooks the front elevation with timber flooring. To the rear of the ground floor is a kitchen/breakfast room which has been fitted to comprise a one and a half bowl sink unit with cupboards below in addition to a range of wall and base mounted storage units, induction hob, double oven, microwave, fridge/freezer, dishwasher, tiled flooring, two Velux windows and window overlooking rear garden. Off the kitchen is a utility room consisting of a single sink unit with cupboards below, plumbing for washing machine and tumble dryer, Valiant gas fired boiler and door to rear garden.

On the first floor bedroom one has an attractive bullseye window overlooking the front elevation, a range of fitted wardrobes and en suite shower room comprising a shower cubicle, low level WC, hand wash basin with cupboards below and tiled surrounds. There are three further bedrooms; one of which has built in wardrobes.

Completing the first floor accommodation is a bathroom comprising a panelled bath with shower over, hand wash basin with cupboard below, low level WC, tiled surrounds, extractor fan and towel rail.

Externally the property offers a driveway, shared with the neighbouring property, providing parking for a number of vehicles and access to a garage with up and over doors, electric lights, plug points and rear pedestrian access. To the rear of the property is an attractive garden enjoying a terrace adjacent to the house, the remaining garden is laid to lawn and surrounded by timber fencing with gated rear access.

### Location

Impington is a highly regarded village located just North of Cambridge and provides convenient access to the A14 and M11. The Guided Busway provides a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrooke's Hospital. Good shopping facilities are provided by the neighbouring village of Histon and Impington Village College provides educational facilities up to the age of eighteen.

TENURE - Freehold

POSTCODE - CB24 9NZ

COUNCIL TAX - Band E

SERVICES - Gas, electricity and water drainage 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

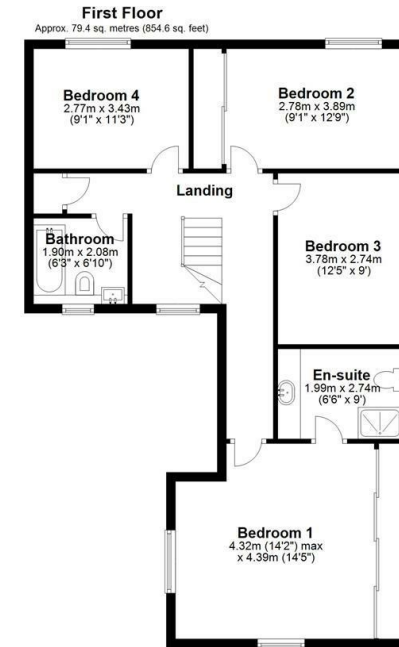
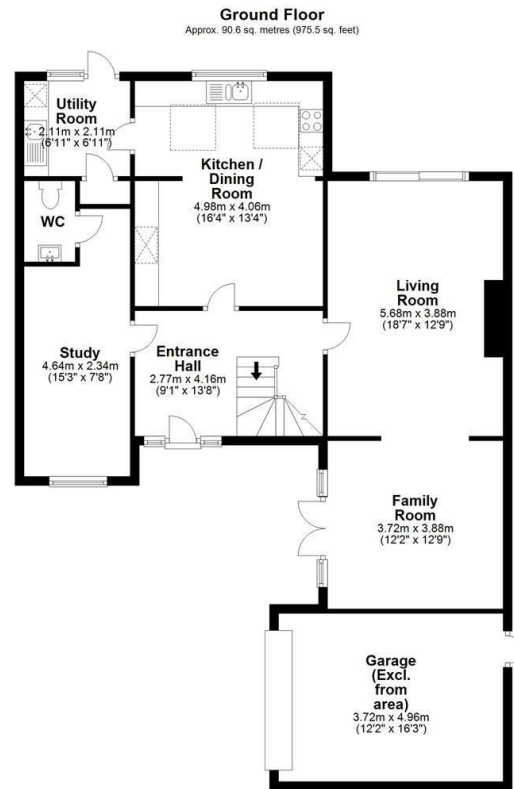
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[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate



Total area: approx. 170.0 sq. metres (1830.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band E

Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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[www.bushandco.co.uk](http://www.bushandco.co.uk)

