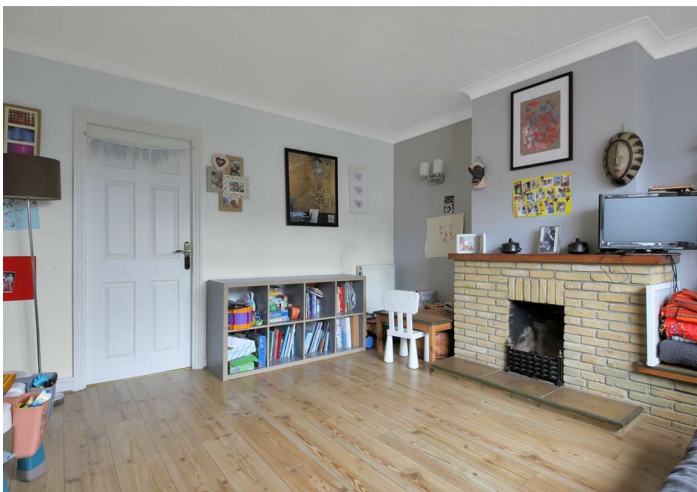




Bush & Co.



26 Shepherds Close, Cherry Hinton, Cambridgeshire, CB1 9HP

Offers In The Region Of £450,000 Freehold



Energy Rating Band D

This practical three bedroom house offers well-arranged accommodation and has scope for expansion, subject to the relevant consents. It is conveniently located in a popular cul-de-sac to the east of the city centre, within easy reach of Addenbrooke's Hospital and in walking distance of Cherry Hinton High Street.

The reception hall has stairs to the first floor and a door to the living room, which has wood-effect flooring and has a superb degree of natural light and a open fire with attractive mantle and brick hearth. The kitchen/dining room has a range of fitted wall and base level units with ample work space surfaces, electric/gas oven point with extractor hood over, space for fridge/freezer and plumbing for a washing machine and dishwasher. There are two storage cupboards where the wall mounted boiler is located and a door providing access to the rear garden.

On the first floor there are three bedrooms, two of which are double in size. Fully tiled, the family bathroom has a panelled bath with shower attachment, pedestal wash basin and low-level WC.

At the front of the property there is off-road parking for up to two vehicles and a gravel area with shrubs and bushes. Gated side access leads to the good sized, east facing rear garden which is mainly laid to lawn with a patio area, stocked flowerbeds all enclosed by fencing. There is a large detached detached garage with power and light connected and 2 sheds providing ample of storage.

Agents note: This property is understood to be of Laing Easiform construction. For further details of this please contact our office.

Location.

Cherry Hinton is located south-east of Cambridge and benefits from many local facilities. As a self contained village on the periphery of Cambridge there are a wide range of shops and services, primary and nursery schooling, library and the nearby Cherry Hinton hall park. Access is also convenient to the Addenbrookes hospital biomedical campus and other major employers with a regular bus service to the City centre. An established Tesco superstore is a short distance away.

TENURE - Freehold

POSTCODE - CB1 9HP

COUNCIL TAX - 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

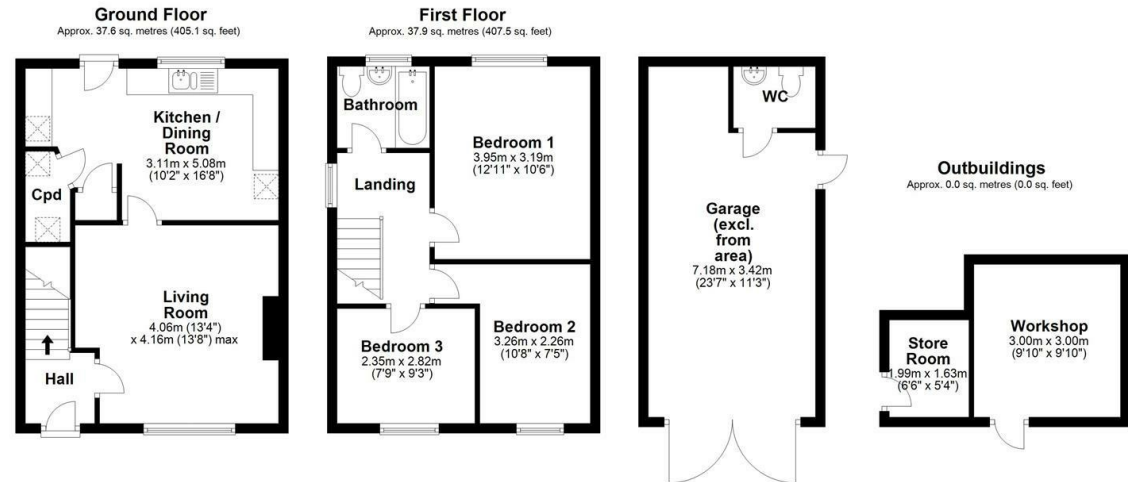
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sales@bushandco.co.uk

Established. Independent. Passionate



Total area: approx. 75.5 sq. metres (812.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
bushsales.co.uk

