



Bush & Co.



## 5 Prospect Row, Cambridge, CB1 1DU

Guide Price £535,000 Freehold



Energy Rating Band D

5 Prospect Row is a handsome period cottage of brick elevations under a pitched tiled roof, located in the ever-popular favoured central Kite area. This highly sought after area, is close to large open green spaces, including Parkers Piece, Midsummer Common and Christs Pieces and within walking distance to the city centre.

In brief the accommodation comprises; living room with wrought iron fireplace and surround, bespoke cabinetry, feature ceiling rose. The dining room has stairs to first floor, 2 built in storage cupboards, wrought iron fireplace and surround, window to rear aspect.

The kitchen has a range of matching cabinets and drawers, ample worksurfaces, space and plumbing for various appliances, stainless steel sink with mixer tap.

The bathroom has a bath with shower over, WC, hand wash basin, finished with floor to ceiling tiling

On the first floor; there are 2 bedrooms, both comfortable doubles. Bedroom 1 is located to the front of the house with built in wardrobe,

Outside; The house is set back from the road, behind a low picket fence. The private rear courtyard garden is low maintenance. A secure wooden gate gives access to a parking space which is extremely beneficial; given the central location of this home.

Prospect Row is situated close to Parker's Piece, within walking distance of the city centre. Schooling is at St Pauls or Park Street Primary Schools, with secondary schooling at Parkside Community College. Private schools for all age groups are within the city. The railway station is a within a short walk or an easy cycle ride.



## Exceptional service in Cambridge and the surrounding villages

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## Further Information

Tenure - Freehold

Council Tax - Band D

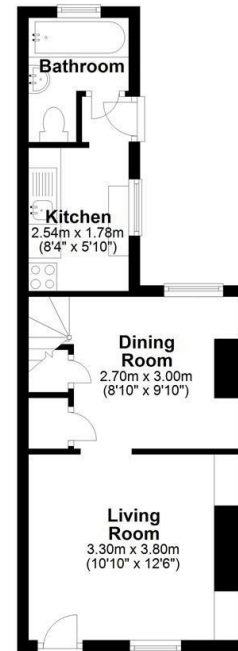
Fixtures & Fittings -

Viewing - By Appointment

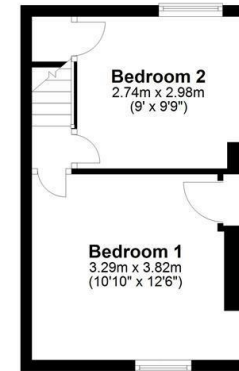
169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN

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**Ground Floor**  
Approx. 31.8 sq. metres (342.1 sq. feet)



**First Floor**  
Approx. 23.3 sq. metres (250.6 sq. feet)



Total area: approx. 55.1 sq. metres (592.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

