



Bush & Co.

10 Grebe Court, Cambridge - Offers Around £425,000

Grebe Court is a well presented 3 bedroom modern terrace house, offered with no chain. The house benefits from gas fired central heating and double glazed windows, allocated parking, garden and solar panels in roof for solar heating system.

The house offers entrance hall, cloakroom, sitting room with a feature electric fire and double glazed windows to the front elevation, kitchen/dining room with French door leading to the rear.

The kitchen is well fitted with sink unit with cupboards below and a matching range of wall and base units. Gas fired boiler providing hot water and central heating, gas hob and electric oven, plumbing for washing machine and slimline dishwasher. Inset lighting. First floor landing 3 bedrooms and family bathroom.

Outside is a shallow garden behind railings leading to the front door. At the rear is a garden with raised

beds and a covered terrace. As timber garden studio, rear access leading to the allocated parking space.

Grebe Court is a modern courtyard development of apartments in a popular location off Newmarket Road, just a short walk from the picturesque riverside area. The city centre and both railway stations are within easy reach and there are numerous retail and leisure facilities moments away.

TENURE - Freehold Service charge £200 per 6 months, fixed rent £40pa
POSTCODE - CB5 8FR
COUNCIL TAX - Band 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 Bush and Co 01223 246262



Grebe Court, Cambridge, CB5 8FR



Total Area: 70.1 m² ... 755 ft² (excluding garden studio)

All measurements are approximate and for display purposes only

Plan prepared by charlesjarrison.co.uk

Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Vary environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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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