



Bush & Co.



## 41b Bury Road, Stapleford, Cambridge, CB22 5BP

£500,000 Freehold



Energy Rating Band C

Bury Road is a well presented 1960's 3-bedroom semi- detached family house located in one of the most popular South Cambridgeshire villages. The house benefits from gas fired central heating and double-glazed windows, manicured gardens, car port and single garage.

The house comprises a Upvc front door leading to entrance hall with stairs leading to first floor, sitting room with living flame gas fired and large picture window overlooking the front garden, dining room with patio doors leading to rear garden, kitchen with a range of fitted wall and base units, gas hob and electric oven, walk-in larder, rear hall, cloakroom with a fitted gas fired boiler serving hot water and central heating. First floor landing, 3 bedrooms, bathroom with a 3-piece suite.

Outside is a generous front garden with lawn and flower beds, a driveway leading to a carport and single garage. The rear garden is private and enclosed, laid to lawn with a terrace, shrubs and flower borders. Garden shed with power and lighting.

The village of Stapleford is located approximately 5 miles south of the city of Cambridge and is one of the most sought-after villages in the South Cambridgeshire Area. The village enjoys many local amenities including general stores, beauty salon, primary school, two public houses and has a very welcoming atmosphere. There are regular bus routes into the City of Cambridge and excellent links to A11, M11. Located next to Great Shelford with main line railway link to London's Liverpool Street and Cambridge main station.



## 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.

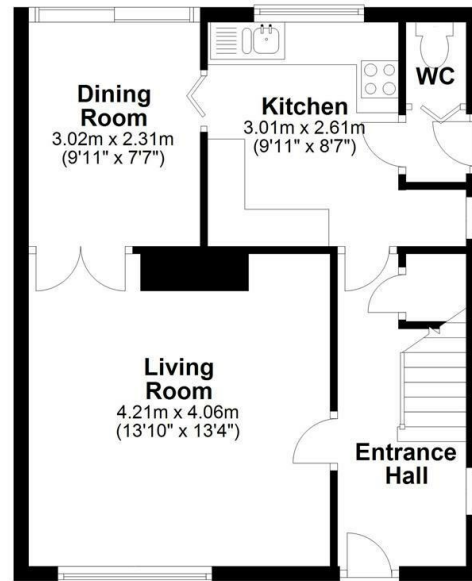
- \* Honest valuations with a true market assessment
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- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
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Contact us for a free valuation of your property  
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Established. Independent. Passionate

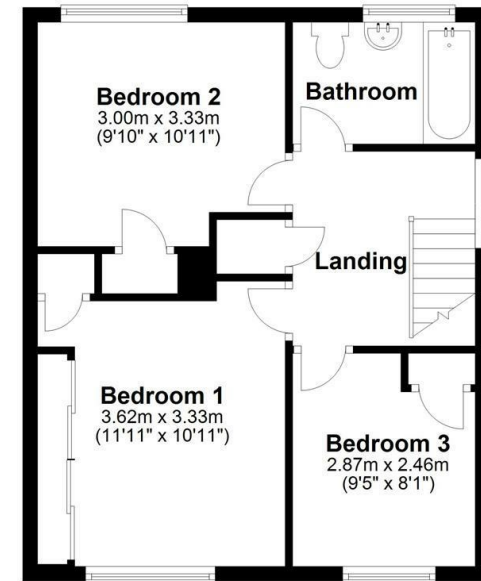
### Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



### First Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 86.6 sq. metres (932.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

41b Bury Road, -

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

