



Bush & Co.



7 Flower Street, Cambridge, CB1 2NH

Offers Around £700,000 Freehold



Flower Street is a superb central location with a traffic free front aspect opposite a play park and with secure electric gated access to the rear car park.

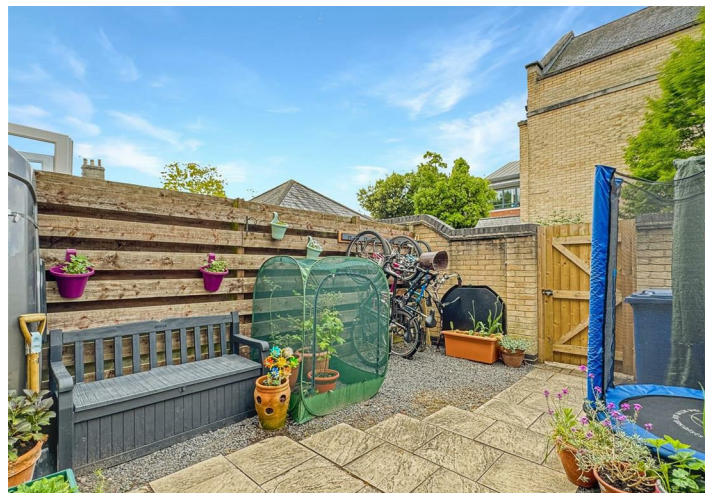
There are beautiful outside spaces nearby with Parker's Piece just a short walk away, as is the historic city centre, grafton centre and railway station.

The front door opens to a hallway with stairs to the upper floors, a useful under stairs storage area and built in cupboard with plumbing for washing machine. The cloakroom has a two piece suite with extractor fan. The kitchen is located at the front, with a window overlooking the park, comprising a range of wall and base units and work surfaces with one and a half bowl sink and drainer, integrated electric oven and induction hob with extractor over and plumbing for dishwasher. At the back there is a flexible room which is currently used as a dining room but was originally designed as the sitting room and could equally serve as a playroom or home office with double French doors to the garden.

The first floor accommodation leads off a central landing which has an airing cupboard and stairs to the second floor. There is a sitting room to the front with two windows overlooking the park, a bedroom at the back and a modern re-fitted three piece bathroom with shower over the bath, air extractor fan, part tiled walls and chrome heated towel rail.

The second floor landing has a hatch to a boarded loft space and there are two double bedrooms, one of which is the principal room with built in wall to wall wardrobes. The re-fitted three piece shower room features a large shower enclosure, w.c with concealed cistern and wash hand basin with cupboard under in addition to under floor heating and a chrome heated towel rail, part tiled walls and flooring, air extractor fan and electric shaver point.

Outside - There is an enclosed low maintenance courtyard garden with access to the secure gated residents car park with one allocated under cover parking bay.



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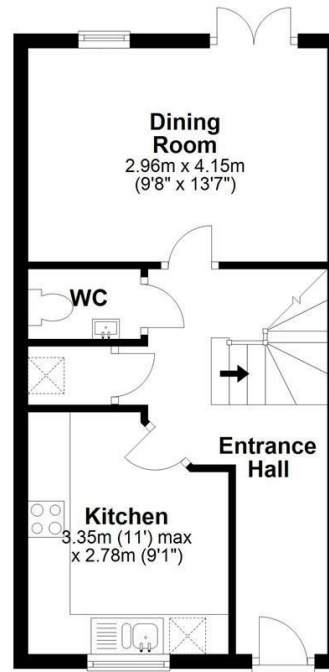
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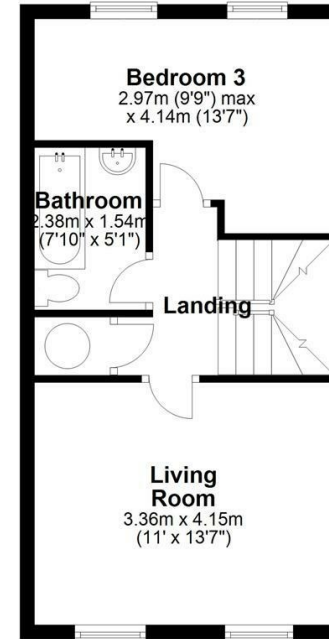
Ground Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



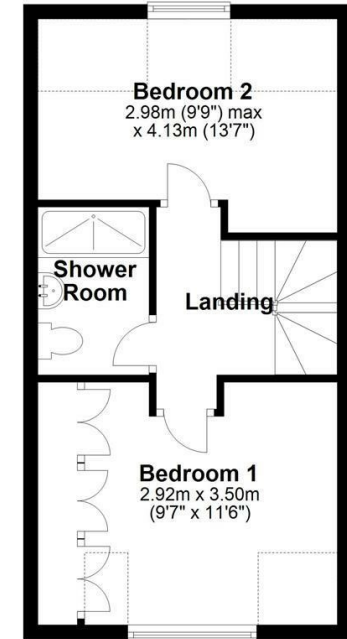
First Floor

Approx. 34.9 sq. metres (376.2 sq. feet)



Second Floor

Approx. 35.0 sq. metres (376.3 sq. feet)



Total area: approx. 104.7 sq. metres (1126.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band F

Fixtures & Fittings - By Negotiation

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN

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