



Bush & Co.



82 High Street, Cherry Hinton, Cambridgeshire, CB1 9HZ

Offers Around £375,000 Freehold



Energy Rating Band C

Upon entering the property, you are greeted by an attractive sitting room boasting an exposed brick chimney stack with cast iron fireplace and stone hearth, beech wood block flooring, picture rails and door leading onto a finely fitted kitchen/dining room. The recent renovation includes all double glazed sliding sash windows and natural stone heads, lintels and sills to all window openings, doors, internal doors at ground floor, all oak with ironmongery handles and hinges.

The well-appointed kitchen comprises a range of base level storage units fitted under oak worktop surfaces with inset Belfast sink unit, integrated induction hob and electric oven with extractor fan over set into the exposed brick chimney and space for dishwasher and fridge/freezer. There are stairs rising to the first floor, a timber door exiting to the rear, utility cupboard with plumbing for washing machine and space for tumble dryer, built in storage cupboard and marble tiled flooring. Off the kitchen is a three piece shower room; with partially tiled walls, comprises a large walk in shower cubicle, low level WC, hand wash basin and cupboard housing a valiant gas fired combination boiler.

The first floor, with exposed timber flooring throughout, provides access two bedrooms, the front bedroom having a period cast iron fireplace with painted wood surround. From the landing there is a staircase rising to a spacious double bedroom, on the second floor, with a vaulted ceiling, arched feature window, useful eaves storage cupboards, exposed brick chimney stack and en suite bathroom suite comprising a corner bath, vanity hand wash basin with double cupboard below and low level WC.

Outside to the rear of the property is a small courtyard garden with rear pedestrian access and right of way in favour of number 80.

Location

Cherry Hinton is a well-served village located South East of Cambridge and benefits from many local facilities. As a self contained village 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 Addenbrookes Hospital, Arm Ltd, the A10 and A14 with a regular bus service to the City Centre. An established Tesco Superstore is nearby.

TENURE - Freehold

POSTCODE - CB1 9HZ

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 01223 246262



Exceptional service in Cambridge and the surrounding villages

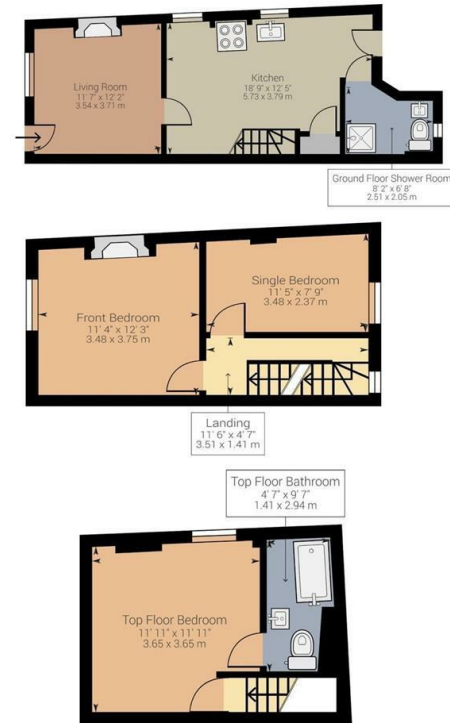
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Further Information

Tenure - Freehold

Council Tax - Band C

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

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