



Bush & Co.

70 Chalmers Road, Cambridge - £530,000

The house comprises Timber and glazed front door to entrance hall with stairs to first floor, storage cupboard and radiator. Sitting room with a bay window to front elevation with double glazed units. Radiator. Dining room with double glazed French door to rear garden, radiator.

Kitchen comprising a stainless-steel sink unit with cupboards below, a range of wall and base units, gas hob, electric oven, gas fired boiler serving hot water and central heating system, plumbing for washing machine and pantry.

First floor landing bedroom 1 with bay window and radiator, bedroom 2 with storage cupboard and window to rear elevation, bedroom 3 window to front elevation and radiator. Bathroom comprising a 3-piece suite and radiator.

Outside is a front garden suitable for hardstanding for a vehicle, gated side access to the rear garden of a generous size with a south facing aspect and laid to grass.

Chalmers Road is located in a

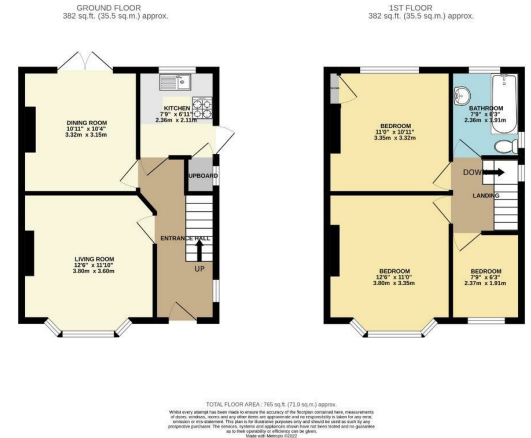
sought-after area to the South side of the city within easy reach of the mainline railway station and Addenbrookes hospital biomedical campus. There are numerous supermarkets and local shops within the vicinity as well as Cherry Hinton Hall Park and schooling for all ages within easy walking distance.

Agency Note: The vendor does not hold title deeds for this property and will be sold under a possessory title.

Tenure; Freehold

Services; mains water drainage gas and electricity

Council tax Band : C



Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Vary environmentally friendly - lower CO ₂ emissions	
(92 plus) A	89
(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	
England & Wales	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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