



Bush & Co.



170 Perne Road, Cambridge, CB1 3NX

Guide Price £625,000 Freehold



Energy Rating Band D

Perne Road is situated to the favoured south side of the city which is ideally located for access to the railway station and Addenbrookes Hospital Biomedical Campus. There are several shops and supermarkets within walking distance and the area is well served by schooling for all ages.

The house comprises arched storm porch, modern front door with glazed panel, entrance hall with stairs to first floor, understairs cupboard and a radiator. Sitting room with double glazed bay window to front elevation, picture rails and radiator.

Kitchen / dining room with double glazed doors to the rear garden, twin ceramic sink unit with mixer taps, range of base units, gas point for a range cooker, tiled flooring with underfloor heating, pantry with gas fired boiler serving hot water and central heating, plumbing for washing machine. Radiator.

First floor landing leads to Bedroom 1 double glazed window overlooking the attractive rear garden and radiator. Bedroom 2 with double glazed bay window, radiator, bedroom 3 double glazed window to front elevation and radiator. Refitted bathroom comprising a panel bath with shower over, low level wc, hand wash basin with cupboards below, tiled surrounds and towel rail.

Outside is a landscaped rear garden with shrubs and lawn, driveway for parking. Gated side access providing storage area for bins and bikes. The rear garden is beautifully laid out with lawns, bed and shrubs an ideal garden for family. Garden shed.

Tenure: freehold

Services; Mains gas, electricity and drainage.

Council tax Band: D



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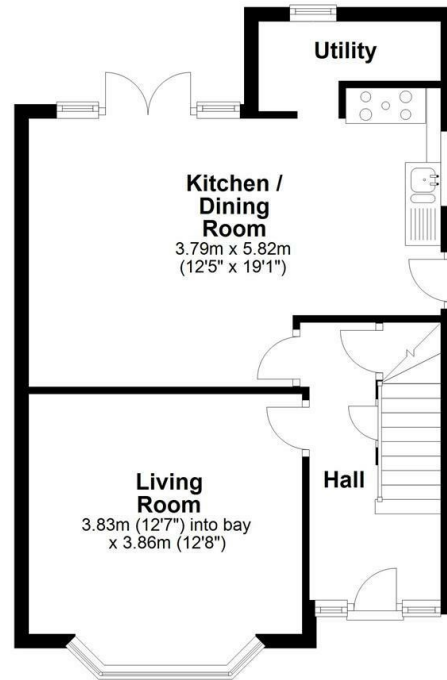
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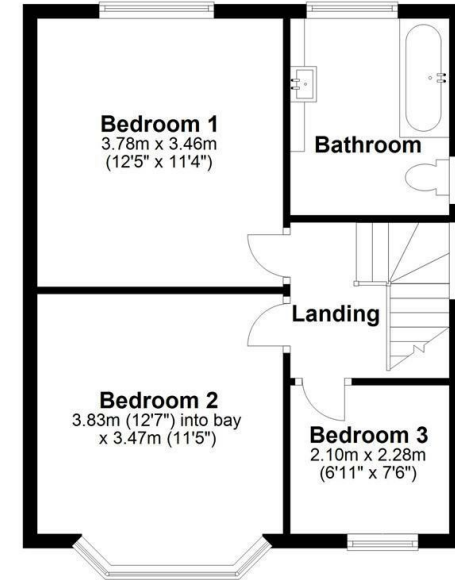
Ground Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 88.0 sq. metres (947.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

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