



Further Information

Tenure - Freehold
 Council Tax - Band C
 Fixtures & Fittings -
 Viewing - By Appointment
 169 Mill Road
 Cambridge
 Cambridgeshire
 CB1 3AN
www.bushandco.co.uk

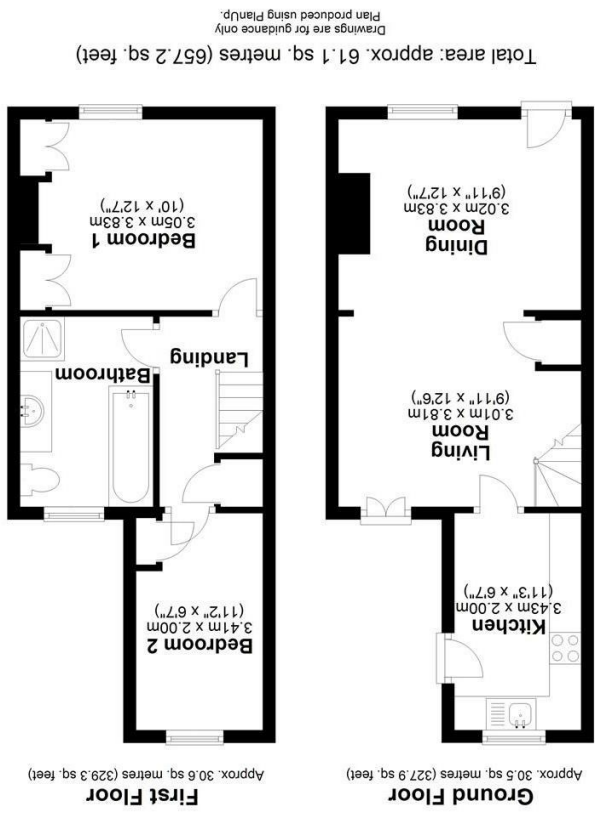
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32 York Terrace, Cambridge, CB1 2PR

£475,000 Freehold

2 1 1 D

Energy Rating Band D

York Terrace is a desirable no through road situated in a prime location within easy reach of the city centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large scale world class science hubs as well as further general commercial and residential improvement schemes. The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parker's Piece.

The entrance door leads to a fantastic open plan sitting/dining room with double glazed sash window to front with shutters and double glazed French doors to the garden. The exposed brick fireplace houses a log burning stove with fitted alcove shelving, stairs to the first floor and useful under stairs storage area and cupboard. The superb re-fitted kitchen offers a stylish range of wall and base units and quartz work surfaces with inset stainless steel sink and mixer tap in addition to a full complement of integrated appliances including electric oven and gas hob with extractor over, fridge, freezer, washer/dryer and microwave. There are double glazed windows to both side and rear and a door to the garden as well as tiled flooring and splashbacks and recessed spotlighting.

The first floor landing features a loft hatch and built in cupboard. The principal bedroom has a double glazed sash window to front with shutters. There is an original cast iron fireplace with deep made to measure alcove wardrobes to both sides and exposed wooden flooring. Bedroom two is another well proportioned room with shuttered window overlooking the rear garden and a cupboard housing the wall mounted gas fired combination boiler. The beautiful re-fitted four piece bathroom features a full size bath, large shower cubicle, w.c and wash hand basin with cupboard under. There are tiled walls and flooring, a chrome heated towel rail, air extractor fan and recessed spotlighting.

The exceptional landscaped rear garden has been thoughtfully designed with a mix of paved, lawned and planting areas. There are mature well stocked borders, a timber shed, outside lighting, tap and side access gate with pedestrian access right of way.

