



Bush & Co.



23 Railway Street, Cherry Hinton, Cambridgeshire, CB1 9LL

Offers Around £395,500 Freehold



Energy Rating Band E

Railway Street is a smartly presented, 2 bedroom, updated, terraced house situated on a quiet pedestrian walkway close to the village centre and amenities. Accommodation comprises open plan sitting / dining room, contemporary styled re-fitted kitchen, first floor landing, 2 bedrooms and 4pc bathroom. The property further benefits from double glazed windows and doors, gas fired central heating, long rear garden with off street parking. We strongly recommend an inspection of this desirable village home.

The house comprises double glazed entrance door leading to a living room with a double-glazed window to the front elevation, radiator, stripped wooden flooring and a brick fireplace housing a wood burning stove. The open plan layout incorporates the dining room with the continued stripped wooden flooring, a double-glazed window to the rear elevation, radiator, fitted cupboard and stairs to the first floor.

The kitchen is stylishly fitted with a comprehensive range of wall and base units, worksurfaces housing a stainless-steel sink and drainer unit, integrated electric oven and hob with extractor over. There is plumbing for a washing machine and dishwasher as well as space for fridge/ freezer.

On the first floor there are 2 bedrooms, the principal bedroom is a double room with a feature fireplace and double-glazed window to the front elevation. The second bedroom is also a comfortable double room. There is a boarded loft space with rooflight which provides significant storage space.

The bathroom has a four-piece suite comprising bath/shower, low level WC and hand wash basin with tiled walls and flooring.

Outside, the property is set back from the road, the front garden laid to lawn with gated access. The long rear garden is laid to lawn with flower and shrub borders and a timber storage shed. Pedestrian right of way at the back of the house.

Cherry Hinton is 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, a bank, library and the nearby Cherry Hinton Hall Park. Access is also convenient to Addenbrookes Hospital, the A10 and A14 with a regular bus service to the City Centre. An established Tesco superstore is a short distance away.

Services: All mains services are believed to be connected.



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

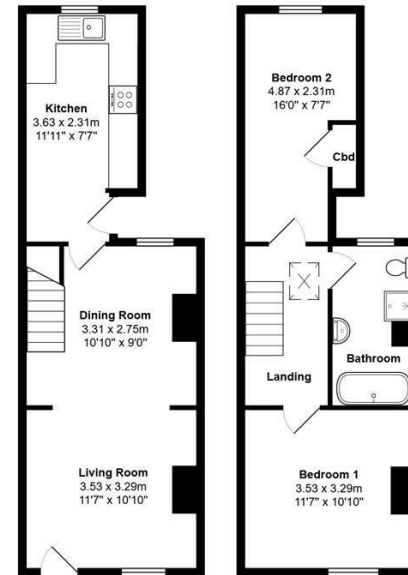
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
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- * Media tours

Contact us for a free valuation of your property
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Established. Independent. Passionate

Railway Street, Cambridge, CB1 9LL



Total Area: 68.2 m² ... 734 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

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

www.bushandco.co.uk