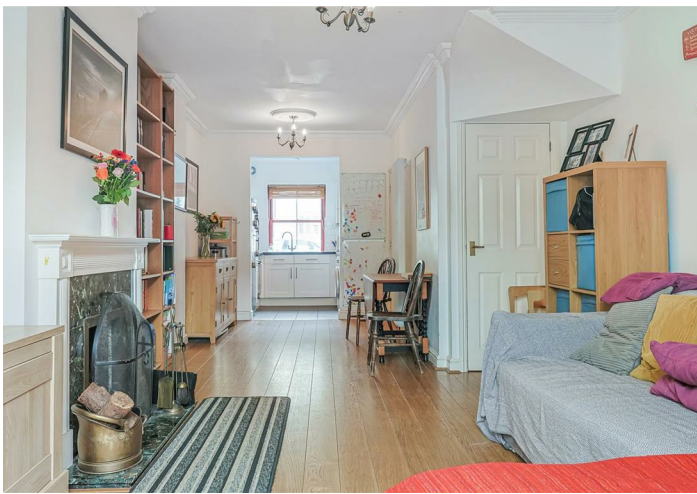




Bush & Co.



27 York Terrace, Cambridge, CB1 2PR

Offers In Excess Of £525,000 Freehold



Energy Rating Band C

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.

This modern terraced house offers deceptive accommodation over three floors with a low maintenance courtyard garden, double glazing, gas radiator heating and an off street parking space.

The entrance hall leads to a hallway with stairs rising to the first floor and wood effect laminate flooring which continues throughout the entire ground floor.

The kitchen, which opens into the living accommodation, comprises a re-fitted range of wall and base units and work surfaces, integrated electric oven and gas hob with extractor over, plumbing for both washing machine and dishwasher and a wall mounted gas fired boiler.

The open plan sitting/dining room has double French doors to the garden, an open fireplace and under stairs storage cupboard.

The first floor landing has stairs rising to the second floor and a useful built in cupboard.

Bedroom one is a double room at the back with built in wall to wall wardrobes and a three piece ensuite shower room off.

Bedroom three is the full width of the house at the front.

The family bathroom features a three piece suite with mixer tap shower over the bath.

Bedroom two, located on the second floor, is a generous double room with rooflights to the front and rear and useful eaves storage cupboards.

Outside - The enclosed low maintenance paved rear courtyard has a sunny westerly facing orientation with gated rear access.

There is an allocated off street car parking space located nearby on the street.



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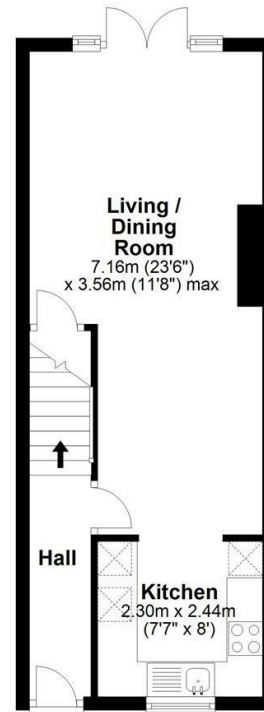
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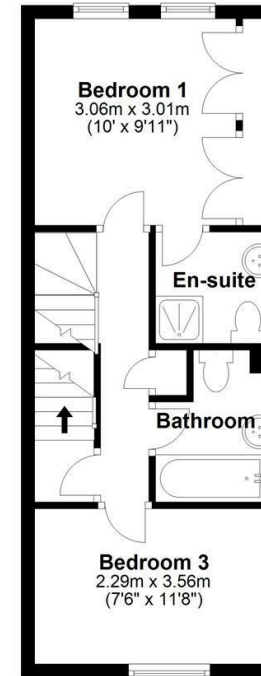
Ground Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



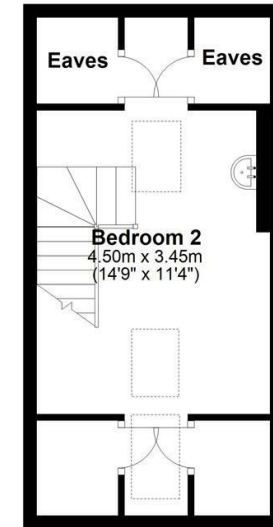
First Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



Total area: approx. 92.5 sq. metres (995.4 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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