



Bush & Co.



130 Ross Street, Cambridge, CB1 3BU

Guide Price £600,000 Freehold



Energy Rating Band D

130 Ross Street, is a fabulous mid terraced family home, offering outstanding accommodation arranged over 3 floors, measuring over 1040 SQFT. The property is located in the popular Romsey Town area close to all the amenities Mill Road has to offer, and within walking distance to the mainline railway station.

In brief the accommodation consists, on the ground floor a welcoming entrance hallway, has stairs rising to the first floor, original stripped floorboards that also continue through to the living/dining room.

The living/dining room is open plan in design, light bright and airy with 2 sash windows to the front aspect, this area flows nicely through to the kitchen. There are also fabulous features, including exposed brickwork and steelwork. There is an under-stair storage cupboard and further bespoke storage.

The kitchen is modern in design, has a range of matching cabinets and drawers, ample worksurfaces, space and plumbing for various appliances, window to side aspect and bi folding doors to the rear garden.

The first floor has a spacious landing, with stairs rising to the second floor, there are 2 bedrooms on this level, the principal bedroom is located to the front of the property, it is a spacious double with built in wardrobes. Bedroom 3 is a comfortable single, with wrought iron fireplace.

The family bathroom is well planned out, with freestanding bath, separate walk-in shower, hand wash basin, WC, complemented with modern stylish tiling

The third-floor accommodation is formed in the loft extension, and has created a wonderful double bedroom offering pleasant views over the rooftops and beyond, there are 2 glazed doors with Juliet balcony and 2 Velux windows. Plentiful storage is found within the eaves.

Outside; the property is set back from the road behind a low brick wall, a wrought iron gate gives access to pathway leading to the front door. The rear garden is low maintenance with nicely planted raised beds, there is timber storage shed. A secure wooden gate gives access to the rear passageway which in turns leads to the front of the home.

Ross Street is located between Mill Road and Coldham's Lane in the favoured Romsey town. The Romsey town area has a unique atmosphere and a wealth of retail shops and services, including dry cleaners, post office, chemist and general stores. There are several parks and schooling for most ages and the location provides easy access to the railway station to London Liverpool Street and Kings Cross, Addenbrooke's hospital and the city centre.



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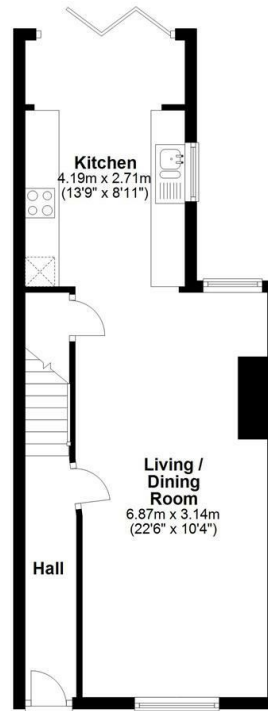
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Ground Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



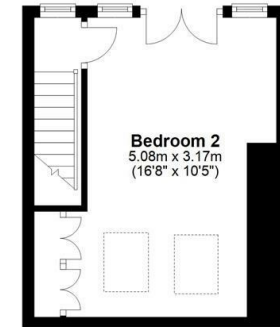
First Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



Second Floor

Approx. 20.7 sq. metres (223.1 sq. feet)



Total area: approx. 97.1 sq. metres (1045.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

