



Bush & Co.

## 323 Milton Road, Cambridge - Offers Around £500,000

Milton Road is one of the main routes into the city from the north with access via the A14 and A10 as well as being convenient for both the Cambridge north railway station and guided busway. There are several local shops and supermarkets nearby as well as schooling for all ages. The Milton Road science / business parks are within easy reach as is the historic city centre.

The house is a semi-detached home which is of 'No Fines' concrete construction. There is an exceptional plot with access from Ramsden Square which offers significant extension/development potential subject to planning. The property requires modernisation throughout and is sold with no upward chain.

The entrance door leads to a hallway with stairs to the first floor and under stairs cupboard. There is a sitting room to the front with bay window and fireplace recess. The separate dining room is at the back with sliding patio doors to the garden and an open fireplace. The kitchen has a range of wall and base units and door to the garden.

Upstairs the landing has a side window, loft hatch and airing cupboard. There are three bedrooms, two of which are generous doubles and a well proportioned single room. The bathroom has a three piece suite with both shower cubicle and bath and there is a separate w.c.

Outside - The enclosed front garden allows gated access from Milton Road. The particularly large enclosed rear garden has lawned, paved and planting areas as well as various sheds and a greenhouse. There is vehicular access to the rear via Ramsden Square with gates and dropped kerb leading to secure driveway parking and a timber garage.

TENURE - Freehold

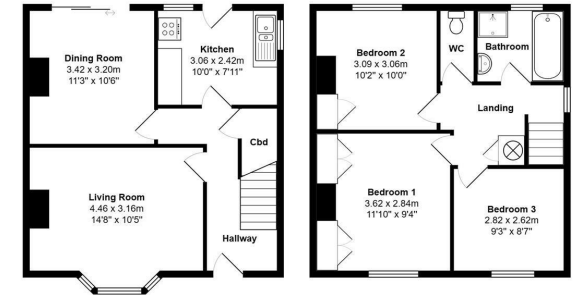
COUNCIL TAX - Band D

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge



Milton Road, Cambridge, CB4 1XQ



Total Area: 85.7 m<sup>2</sup> ... 923 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only  
 Plan prepared by charlesharrison.co.uk

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		51	85
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		46	84
England & Wales			

### IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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