



Bush & Co.



26 Seymour Street, Cambridge, Cambridgeshire, CB1 3DQ

£600,000 Freehold



Energy Rating Band D

The details of the house are as follows: Timber front door with fan light over, Sitting/ dining room, with attractive cast iron fireplace with wood surround and tiled hearth, oak timber flooring. Stairs to first floor with storage cupboard below, double glazed window to front elevation and 2 designer radiators.

A sliding door allows access to kitchen. The kitchen has been sensitively extended and fitted, and comprises a one and half ceramic sink unit with mixer taps, a range of wall and base storage units, stone work top services, Neff electric double oven, induction hob, extractor hood, plumbing for integrated dishwasher and washing machine, under floor heating, fridge and freezer, double glazed doors to the south-facing rear garden.

First floor landing with access to a partly boarded loft space with electric light, a cupboard housing a gas-fired combination boiler serving the domestic hot water and central heating.

Bedroom one is a generous double with double glazed window to front elevation, feature cast iron fire place with wood surround, timber flooring and radiator. Bedroom two is a double bedroom with a cast iron feature fire place with a painted wood surround, sash double glazed window to rear elevation and views of the garden, timber flooring and radiator. Bathroom includes a modern suite comprising a panel bath with shower over, low level wc, hand wash stand, original Victorian tiled surrounds, double glazed sash window and underfloor heating.

Outside the home, gated side access to the south facing rear garden, with grass and paving, electric lights and plug sockets, water tap. At the bottom of the garden is brick-built home office with electric heating and power.

Tenure: Freehold

Services: Mains water, drainage, electricity and gas.

The house is not located in a conservation area.

The current planning consent erf:21/05533/FUL valid for 3 years from the 18 February 2022.



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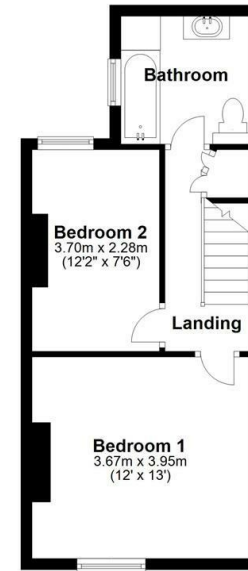
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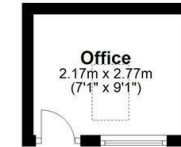
Ground Floor
Approx. 43.2 sq. metres (465.1 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.7 sq. feet)



Outbuilding
Approx. 6.0 sq. metres (64.5 sq. feet)



Total area: approx. 84.2 sq. metres (906.4 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
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