



Bush & Co.





## 37 Abbey Road, Cambridge, CB5 8HH

Offers Around £515,000 Freehold



Energy Rating Band D

The accommodation offers, double glazed front door to entrance hall with stairs to first floor and radiator. Sitting/ dining room with double glazed bay window to front elevation, fireplace aperture, double glazed French door to rear garden, storage and radiator.

Kitchen comprising sink unit with a range of wall and base cupboards, gas cooker point, plumbing for washing machine, gas fired boiler serving hot water and central heating, tiled flooring and surrounds, extractor hood, rear hall with door to rear garden.

Shower room comprising shower cubicle wc and hand basin, tiled surrounds and radiator. First floor landing Bedroom 1 with a tiled fireplace and 2 double glazed windows to front elevation, Bedroom 2 double glazed window to rear elevation and radiator, bedroom 3 windows to rear elevation and radiator. Bathroom comprising a panel bath, low level wc and basin, window and radiator.

Outside has a shallow front garden with path leading to front door. At the rear is a garden hard landscaped with paving, shed and rear access backing onto Elizabeth Way bridge.

Abbey Road is located in the highly regarded Riverside area of the city just off Newmarket Road, close to the City Centre and a wide range of local amenities including a Tesco superstore, retail park, the Beehive centre and the Grafton Centre. The area is also within easy access of both Midsummer and Stourbridge Commons and the footpaths along the River Cam to the city centre and Fen Ditton. The location allows convenient access to both of the city train stations as well as the A14 and M11.

Tenure: FREEHOLD

Services: All main services believed to be connected

Council Tax: D

The house is located in a Conservation area.





## Exceptional service in Cambridge and the surrounding villages

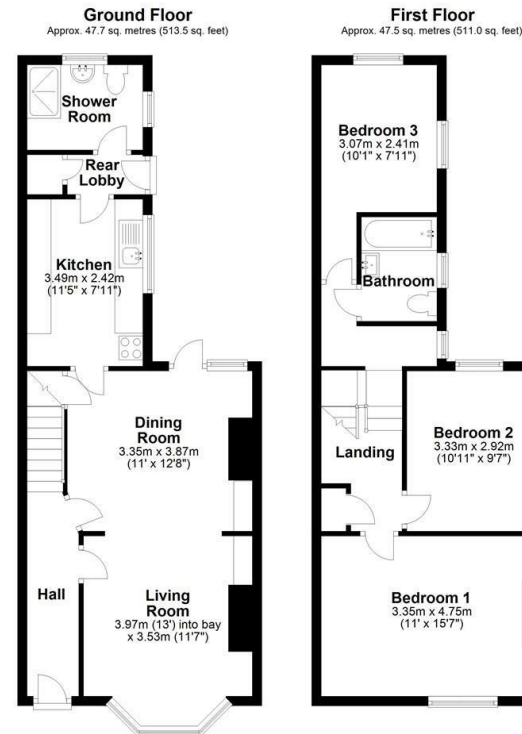
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Total area: approx. 95.2 sq. metres (1024.5 sq. feet)

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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