



Bush & Co.





## 171 Gilbert Road, Cambridge, CB4 3PA

£625,000 Freehold



Energy Rating Band D

Gilbert Road is located off Milton Road, just a few miles from the city centre with convenient access to the A14, M11, Cambridge North Station, Cambridge Science Park and Business Parks. There is frequent bus service into the city centre and in particular good local facilities including the nearby Mayfield primary school and Chesterton Community College (secondary).

The accommodation comprises arched storm porch to Upvc glazed front door to entrance hall, with stairs to the first floor, storage cupboard, radiator. Sitting room with double glazed bay window to front elevation, picture rails and radiator. Dining room with picture rails, window overlooking the rear garden and radiator.

Kitchen/ breakfast room comprising a sink unit with a range of wall and base storage units, gas hob, electric oven, extractor hood, plumbing for washing machine, gas fired boiler serving central heating and hot water, window overlooking the rear garden and door to rear.

First floor landing gives access to loft space, bedroom 1 with a double-glazed window to front elevation and radiator, bedroom 2 with views of the rear garden and radiator, bedroom 3 window to front elevation and radiator. Bathroom with a panel bath, low level wc, hand wash basin and shower cubicle, towel rail.

To the front of the house is a driveway leading to a small garage, side access to a generous rear garden laid to lawns and with a south facing aspect.

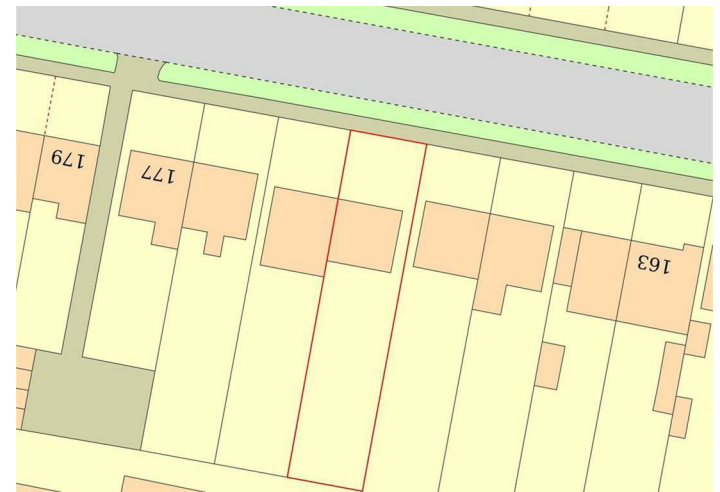
Agency Note: The vendor does not hold title deeds for this property and will be sold under a possessory title.

Services: mains water, drainage gas and electricity.

Tenure: Freehold

Council Tax: E





## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

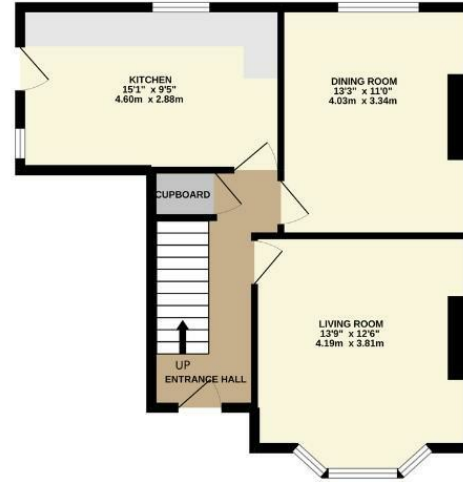
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

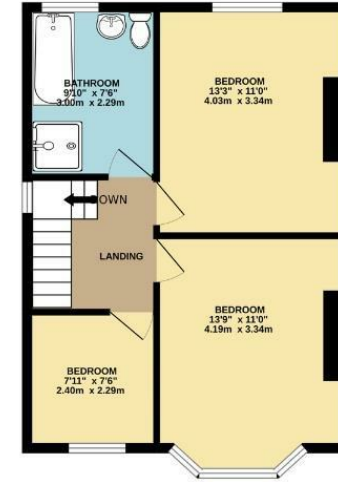
Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Further Information

Tenure - Freehold

Council Tax - Band E

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](http://www.bushandco.co.uk)