



Bush & Co.



## 56 Stourbridge Grove, Cambridge, CB1 3JA

£700,000 Freehold



Energy Rating Band C

The accommodation comprises entrance hall, living room, 3 letting rooms, kitchen / breakfast room, cloakroom, shower / utility room.

The first-floor landing leads to 3 double bedrooms, bathroom and a separate WC. The second-floor landing leads to two attic rooms. The property also benefits from gas fired central heating and a rear garden.

Stourbridge Grove is located off Coldhams Lane allowing easy and convenient Access to A14, M11, Marshall's, Sainsbury's Superstore, Cambridge City Centre and offering offers a wide range of local facilities including a variety of shops and services, local schooling and recreational parks.

Tenure: Freehold

Services: Mains water, drainage, electricity and gas.

Council Tax: D



## Exceptional service in Cambridge and the surrounding villages

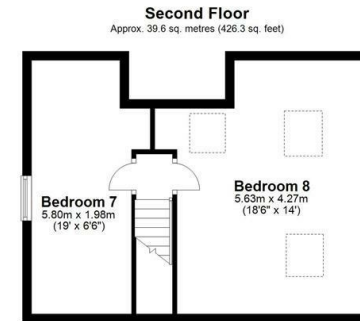
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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Total area: approx. 171.1 sq. metres (1841.3 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

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

