



Bush & Co.



## 15 Great Eastern Street, Cambridge, CB1 3AB

Guide Price £445,000 Freehold



Great Eastern Street is a popular residential location in the heart of Romsey town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just 1 mile away, the railway station around 0.6 miles and the Addenbrookes Hospital Biomedical Campus less than 2 miles. Great Eastern Street is a no through road and on street parking is available without permit.

The property is a Victorian terraced house which has a timber front door leading to the sitting room with a cast iron fireplace and exposed wooden floor which continues into the separate dining room with stairs to the first floor and door to the utility/store. The kitchen has been re-fitted with a range of wall and base units and timber work surfaces as well as an integrated electric oven and hob, tiled flooring and splash backs and door to the rear garden. There is a cloakroom with w.c and wash hand basin as well as a wall mounted gas fired boiler. The first floor landing leads to both generous double bedrooms, with exposed wooden flooring and built in storage to bedroom one. The bathroom leads off of bedroom two and comprises a four piece suite with bath, separate shower cubicle, w.c and wash hand basin.

Outside - The long rear garden has a mix of paving, lawn and planting and offers a good degree of privacy with mature trees. There is a good sized timber shed, an outside tap and side access gate offering right of way access.



## 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.

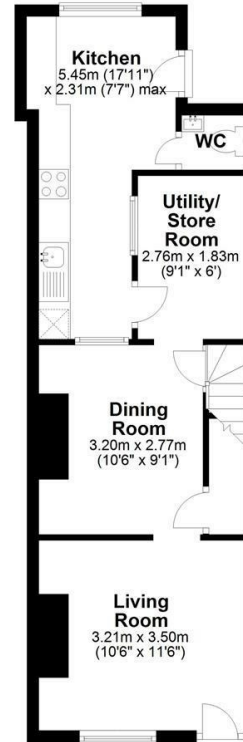
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* 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**  
Approx. 40.6 sq. metres (437.2 sq. feet)



**First Floor**  
Approx. 28.0 sq. metres (301.2 sq. feet)



Total area: approx. 68.6 sq. metres (738.3 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  
Cambridge  
Cambridgeshire  
CB1 3AN

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

