



Bush & Co.



44 Neville Road, Cambridge, CB1 3SQ

£450,000 Freehold



Energy Rating Band C

This modern property features a bright and welcoming entrance hall leading to a generous sitting/dining room (19'8" x 15'6") with laminate flooring, radiators, and large double-glazed windows overlooking the rear garden. The fitted kitchen includes a range of wall and base units, a sink, gas hob and electric oven, extractor fan, terracotta tiled floor, and plumbing for a dishwasher and washing machine. A double-glazed window overlooks the front garden.

Upstairs, the first-floor landing provides access to the loft space and a cupboard housing the gas boiler for central heating and hot water. There are two well-proportioned bedrooms, each with double-glazed windows overlooking the rear garden, and a family bathroom containing bath with panel, screen and overhead shower, hand basin, tiled walls, and ladder radiator. A separate WC is also located on this floor, complete with a double-glazed window and tiled flooring.

Outside, the property benefits from an enclosed, private front garden with paving and a single garage with metal doors which offers additional storage and parking. The rear garden comprises a lawn, paved area, garden store and rear gated access.

There is a small carpark just behind the rear garden which provides extra parking spaces on a first come first serve basis.

Neville Road is ideally situated off Cherry Hinton Road, offering convenient access to the mainline railway station, Addenbrooke's Hospital, and a variety of shops and services. The property falls within the catchment area for Queen Edith and Netherhall schools and is close to Hills Road Sixth Form College. Local amenities, including shops, are within easy reach.

Tenure: Freehold

Service: Mains water, gas, electricity and drainage

Council Tax: C



Exceptional service in Cambridge and the surrounding villages

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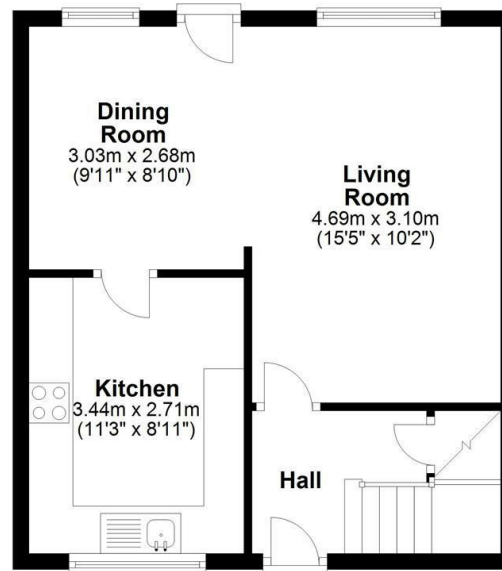
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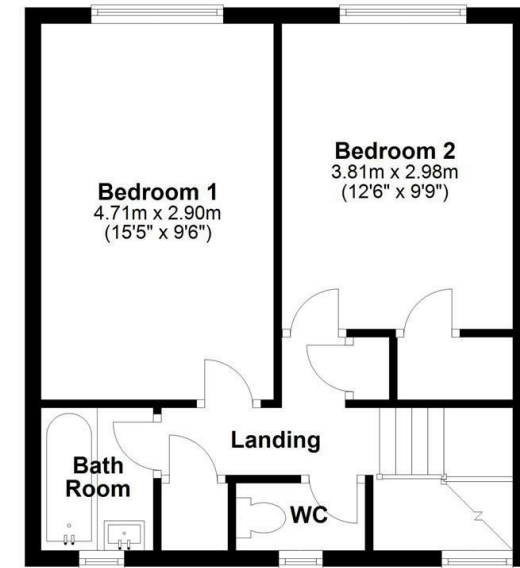
Ground Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



Total area: approx. 77.9 sq. metres (838.4 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

Cambridge

Cambridgeshire

CB1 3AN

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