



Bush & Co.



## 153 Perne Road, Cambridge, CB1 3NT

£700,000 Freehold



Energy Rating Band D

The accommodation offers double glazed front door and reception hall with stairs to first floor, laminated flooring, cupboard and radiator.

Sitting room comprises a feature fire place with brick surround and hearth, a double-glazed bay window to front the elevation, picture rails and radiator. Dining/ family room has an open fire place with brick surround, laminate flooring, French doors leading to the conservatory and radiator. Conservatory, with tiled flooring throughout, double glazed windows and glass panels, French doors provide access to the rear garden.

The kitchen comprises sink twin sink unit with mixer taps, a range of wall and base units, electric hob, gas cooker point, gas fired boiler serving hot water and central heating and a door to side elevation.

First floor landing has stairs to the loft space, airing cupboard with hot water tank. Bedroom 1 with double glazed windows and cast-iron feature fire place, shower cubicle and hand wash basin, radiator. Bedroom 2 with double glazed window with views over the garden, feature cast iron fire place and radiator. Bedroom 3 with double glazed windows overlooking the rear garden and radiator. Bedroom 4 window to front elevation and radiator. The bathroom comprises a panel bath with shower over, hand wash basin, wc, tiled throughout with a radiator. Second floor loft room has a Velux window and radiator.

Outside there is a front garden with parking and driveway to a gated carport. The rear garden is laid to lawn with a paved terrace, trees and shrubs. Garden shed.

Perne Road is situated to the favoured south side of the city which is ideally located for access to the railway station and Addenbrookes Hospital Biomedical Campus. There are several shops and supermarkets within walking distance and the area is well served by schooling for all ages.

Tenure: Freehold.

Services: mains water, drainage, electricity and gas.

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.

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153, Perne Road, Cambridge, CB1 3NT



Total Area: 171.9 m<sup>2</sup> ... 1850 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by charlesj.harrison.co.uk

## 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

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