



Bush & Co.



45 Brookfields, Cambridge, Cambridgeshire, CB1 3NZ

Offers Around £450,000 Freehold



An improved end terrace house with a long garden and well presented accommodation. The property benefits from double glazing and gas radiator central heating with a newly installed combination boiler. The flat roof areas at the back have also been replaced within the last year.

The entrance porch has a tiled floor and leads to the spacious open plan sitting/dining room with double glazed sash windows to front and side aspects, a feature fireplace, wood effect flooring and stairs to the first floor. An opening leads through to the beautifully re-fitted kitchen which comprises a range of wall and base units and work surfaces with integrated electric oven and induction hob with extractor canopy over as well as integrated dishwasher and space for fridge/freezer. There is a double glazed sash window to the rear, tiled flooring and splash backs and a concealed wall mounted gas fired combination boiler which has been recently installed. To the back of the house is a useful utility area with plumbing for washing machine, a double glazed window and double glazed door to the rear garden. The spacious first floor landing has a loft hatch and fitted shelving. There are two equally generous double bedrooms, one at the front with a feature fireplace and wooden floor and one at the rear with a window overlooking the garden. The large bathroom is in the middle with a double glazed sash window to side as well as a three piece suite with mixer tap shower over the bath and built in storage cupboards.

Outside - The long enclosed rear garden has a large timber deck seating terrace, mature trees and shrubs and a timber storage shed. There is outside lighting and a tap and the side access passageway, which is secured with a gate, allows pedestrian access right of way for three neighbouring homes.

Brookfields is a popular location, being a no through road at the end of Mill Road which is famous for its fine mix of independent shops, cafes, bars and restaurants. With an abundance of amenities on your doorstep and impressive schooling for all ages it is easy to see why this is such a sought after location. The mainline railway station is around 1 mile whilst the historic city centre around 1.5 miles and the Addenbrookes hospital biomedical campus around 2 miles. There are several parks and open spaces and larger shops and supermarkets are also within easy reach.



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.

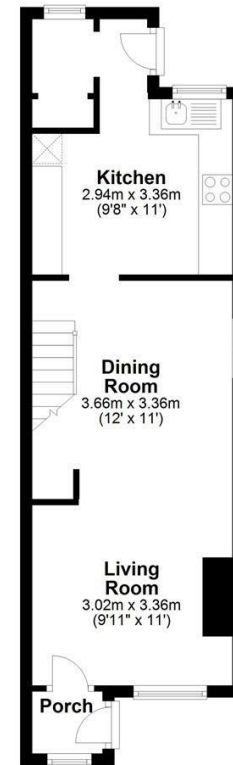
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

Established. Independent. Passionate

Ground Floor
Approx. 36.9 sq. metres (397.5 sq. feet)



First Floor
Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 70.0 sq. metres (753.4 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

www.bushandco.co.uk

