



Bush & Co.



405 Newmarket Road, Cambridge, CB5 8JG

Offers Around £365,000 Freehold



Energy Rating Band C



Newmarket road is a charming Victorian 2-bedroom terraced house arranged over 2 floors measuring over 732 sq. feet with gas fired central heating and double-glazed windows. The house comprises, sitting room, dining room, kitchen, rear hall bathroom, side lean to and first floor 2 double bedrooms. Pleasant garden with store and rear access. The property is offered with no onward chain.

The accommodation in detail; Timber and glazed front door leads to the sitting room with a feature cast iron fire place with tiled surround, painted timber floor throughout, television point and double-glazed window to the front elevation, radiator.

The inner hall with stairs to first floor. Dining room, with fire place aperture, recess cupboards and radiator.

Kitchen with a range of wall and base units, electric hob and oven and space and plumbing for various appliances, rear hall with door to lean to. Bathroom comprising bath, hand wash basin and wc, Vaillant gas fired boiler serving hot water and central heating throughout the property.

First floor landing leads to 2 double bedrooms. Bedroom 1 double glazed window to front elevation, access to loft space, storage cupboard and radiator. Bedroom 2 with double glazed window overlooking the rear garden and radiator. Lean to with door leading to the rear garden which is paved with beds and timber fencing, a storage shed at the bottom of the garden and access to rear right of way.



Newmarket Road is a hugely convenient central location within easy walking and cycling distance of most of the city's landmark amenities. You will find an array of shops, supermarkets, cafes and restaurants just moments away whilst the historic city centre and the railway station are less than two miles. Close to the Riverside and Stourbridge common.

Tenure: Freehold

Services: Mains water, drainage, electricity and gas.

Council tax: B



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.

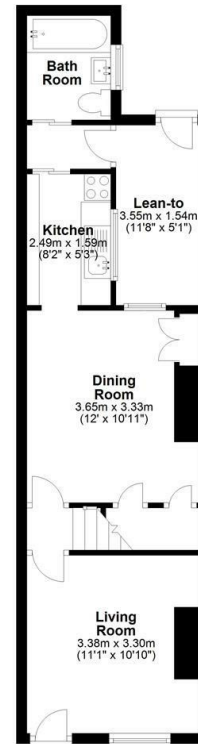
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
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- * Media tours

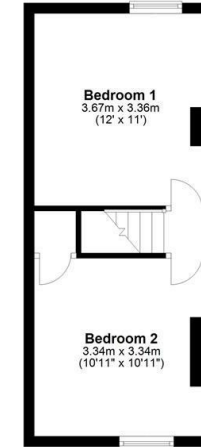
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Ground Floor
Approx. 41.3 sq. metres (444.3 sq. feet)



First Floor
Approx. 26.8 sq. metres (288.3 sq. feet)



Total area: approx. 68.1 sq. metres (732.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp

Further Information

Tenure - Freehold

Council Tax - Band B

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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www.bushandco.co.uk

