



Bush & Co.



15 Izaak Walton Way, Cambridge, CB4 1TY

£550,000 Freehold



Energy Rating Band D

Izaak Walton Way is situated off Fen Road, Chesterton just a short walk from the River Cam and Chesterton High Street. The village of Chesterton is a popular suburb located east of the City Centre, with a range of local shops and services, a number of local Inns and pleasant riverside walks by the Cam. Easy and convenient access to the City Centre, Grafton Centre, Tesco Superstore, Science Park, the A14 and M11. There are frequent bus services to the City Centre and the Cambridge North Train Station is just a short walk away.

The accommodation comprises, storm porch, timber and glazed front door leading to entrance hall with stairs to first floor, timber flooring and radiator. Sitting room with a tiled fire place, double glazed window to front elevation and radiator. Utility with storage cupboards with plumbing for washing machine and space for tumble dryer. Cloakroom with low level WC, hand basin, gas fired boiler serving domestic hot water and central heating.

Kitchen comprising a sink unit with a range of wall and base units, gas hob and electric oven, fridge space and vaulted ceiling. Door to rear garden and inset lighting. Family/ dining room with open fire place and timber flooring, patio doors to rear garden, 2 Velux windows and radiators.

First floor landing with stairs to second floor, storage cupboard, 3 good sized bedrooms and bathroom. Second floor gives access to a double bedroom with eaves storage and Velux windows and radiator.

To the front of the house is a driveway and side access, a Magnolia tree. At the rear of the house is a South facing garden laid to lawn with a paved terrace, shrub and plants, a garden shed, outside lighting and water tap.

Services: Gas, electricity, drainage and water.

Tenure: Freehold

Council Tax: C



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.

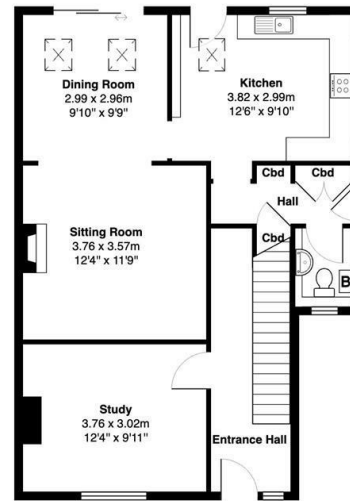
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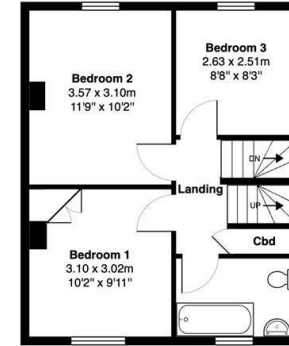
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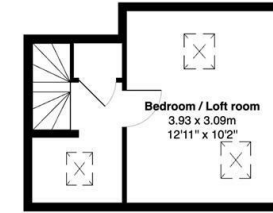
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Ground Floor



First Floor



Loft Room

Total Area: 117.0 m² ... 1260 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

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
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Cambridgeshire
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