



Bush & Co.



## 16 Sturton Street, Cambridge, CB1 2QA

Offers In Excess Of £425,000 Freehold



Sturton Street is situated in a prime Petersfield location within easy reach of the historic city centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large scale world class science hubs as well as further general commercial and residential improvement schemes. The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parkers Piece. Mill Road, with all its independent shops and facilities, is also located nearby.

The property is a Victorian terraced house, retaining many period features requiring some modernisation throughout yet offers significant potential to create a superb home in a highly sought after area.

The entrance hall has stairs to the first floor and leads to both sitting room at the front and dining room at the back. These are generously proportioned with exposed timber floors and fireplace recesses. The kitchen has an electric oven and gas hob as well as a gas fired combination boiler which were all installed in 2021 and plumbing for washing machine. There is a door to a side lean to which leads to the rear garden.

The first floor landing has a loft hatch and built in cupboard as well as exposed timber flooring which continues throughout all the rooms on this level. Bedroom one is a particularly large room which runs the full width of the house with a fireplace and built in cupboard. Bedroom two is another double room at the back with window overlooking the garden. There is a three piece bathroom with window and fireplace.

Outside - There is a long rear garden believed to be in excess of 100 ft.

AGENTS NOTE : A pedestrian access right of way exists on land registry in favour of number 16 across the back of number 14, via a secure gate between 12 and 14. Access is currently in negotiation.



## Exceptional service in Cambridge and the surrounding villages

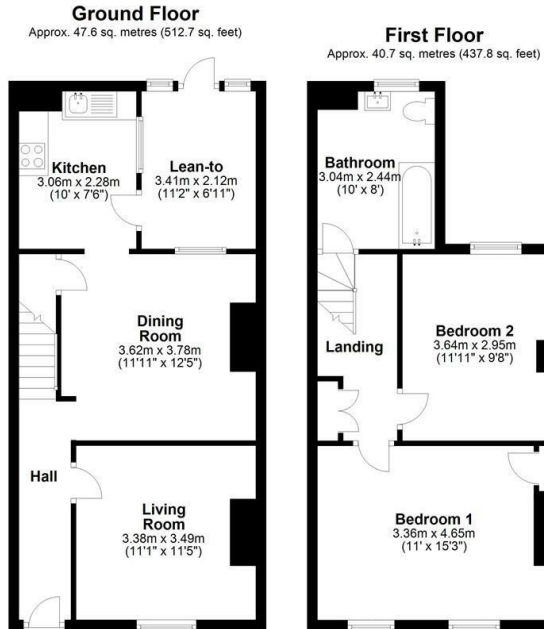
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate



Total area: approx. 88.3 sq. metres (950.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band D

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](http://www.bushandco.co.uk)

