



Bush & Co.



10 Belgrave Road, Cambridge, CB1 3DE

Guide Price £685,000 Freehold



Energy Rating Band D

In brief the accommodation consists; a welcoming entrance hallway, has stairs rising to the first floor, with stripped original floorboards that carry through to both the living room and dining room.

The living room is light bright and airy, with wood burning stove and window to the front aspect. The dining room has a wrought iron decorative fireplace with decorative tiling and tiled hearth.

Off the dining room, is a wonderfully fitted kitchen, with a range of matching cabinets and drawers, breakfast bar for informal dining, quartz worksurface's, integrated dishwasher, fridge/freezer and washing machine. A part glazed door gives access to the patio area. At the foot of the kitchen is a pleasant garden room with patio doors to the garden, window to side aspect and Velux roof light.

The ground floor accommodation is finished with WC and hand wash basin.

The first floor consists, three bedrooms, 2 doubles and a single, the principal bedroom, is a fantastic size, located at the front of the property, with 2 large windows, stripped original floorboards and wrought iron fireplace. Bedroom 2 also is a double with window to rear aspect stripped original floorboards and wrought iron fireplace. Bedroom 3 is located at the rear of the home with dual aspect windows including feature porthole to side aspect.

Outside;

The property is set back from the road behind a low picket fence. The large, private rear garden is of particular note, there is a patio area and shrub borders with the remainder laid to lawn. A pathway leads to the garden studio at the foot of the garden, the studio is a versatile space that has power and light connected, there is a storage area to the side the studio.

Belgrave Road is a desirable residential location in the heart of Romsey town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on street without the need for a permit.



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



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

