



Bush & Co.



82 Cavendish Road, Cambridge, CB1 3AF

Guide Price £650,000 Freehold



Cavendish Road is a sought after residential street 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 located just over 1 mile away, the railway station (with fast trains to London) 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.

The property is a late Victorian bay fronted end terrace house which has been beautifully extended and re-furbished by the current owners with an exceptional eye for detail, retaining much of the original character and charm.

The entrance door, with original stained glass panel, opens to the hallway with exposed timber floor and stairs to the first floor accommodation. Doors lead to both sitting and dining rooms.

The sitting room is a cosy space at the front of the house with a large bay window, exposed timber floor and fireplace recess with wood burning stove.

The separate dining room has a window to the rear, exposed timber floor and fireplace recess with wood burning stove. There is a useful under stairs cupboard and opening to the kitchen.

The stunning re-modelled kitchen comprises a range of wall and base level units with marble work surfaces and inset ceramic butler sink. Integrated appliances include a dishwasher, fridge and freezer in addition to space for a wine cooler and space for cooker with extractor canopy over. There is a tiled floor and a door to the rear sun room.

The sun room is a fantastic recent addition which allows an abundance of natural light through the full width sliding doors and large Velux rooflight. There is a tiled floor with under floor heating and a utility cupboard with plumbing for washing machine and fitted shelving.

The first floor landing gives access to both bedrooms and bathroom and has a built in linen cupboard and loft hatch.

Bedroom one is particularly spacious and light with two windows and runs the full width of the house with an original cast iron fireplace, fitted alcove wardrobes and exposed timber floor.

Bedroom two is a further double room, quietly positioned at the back, with a window overlooking the garden, original cast iron fireplace and exposed timber floor.

The superb four piece bathroom features a shower enclosure, roll top bath, w.c and wash hand basin. There is an original cast iron fireplace, chrome heated towel rail and wall mounted gas fired combination boiler as well as a window to rear and tiled walls and flooring.

Outside - The private rear garden is laid mainly to lawn with border planting and a paved seating terrace. There is a shared side passageway with two access gates.

At the bottom of the garden is a substantial log cabin which offers wonderful work and leisure space with power, lighting and electric heating. There are double glazed windows and doors allowing plenty of natural light.



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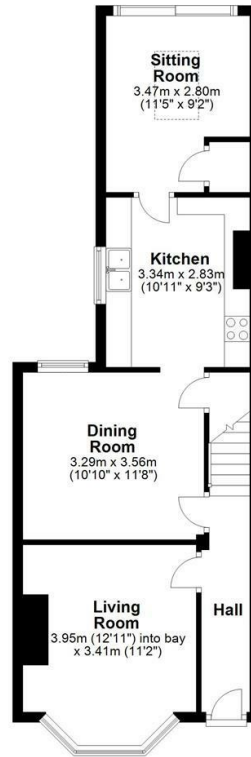
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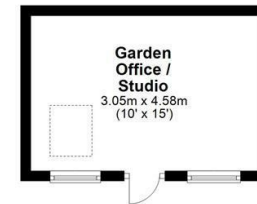
Ground Floor
Approx. 50.0 sq. metres (537.7 sq. feet)



First Floor
Approx. 39.4 sq. metres (424.0 sq. feet)



Outbuilding
Approx. 14.0 sq. metres (150.4 sq. feet)



Total area: approx. 103.3 sq. metres (1112.1 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

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