



Bush & Co.



## 16 Sedgwick Street, Cambridge - Offers Around £450,000

Sedgwick Street 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 0.6 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on street without the need for a permit.

The house is a bay fronted Victorian home which requires full modernisation and offers potential to extend the existing accommodation. The property sits behind a low level brick wall with gated access to the front door, leading to a hallway with stairs to the first floor. The sitting room lies at the front with a bay window and tiled fireplace and there is a separate dining room with window to the rear and built in alcove storage. The kitchen has a window and door to the garden, pantry and wall mounted gas fired boiler. The

bathroom is at the back with a separate w.c off. The first floor accommodation includes landing with access to all three bedrooms which include two large double rooms and a generous single.

Outside - The enclosed rear garden has a timber shed.

TENURE - Freehold

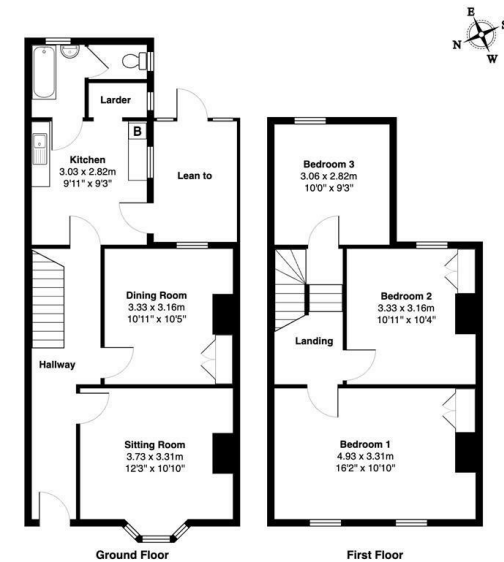
COUNCIL TAX - Band D

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge



Sedgwick Street, Cambridge, CB1 3AJ



Total Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs	
	81
	61
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

### IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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