



Bush & Co.



35 Catharine Street, Cambridge, CB1 3AW

Guide Price £525,000 Freehold



Energy Rating Band E

A superb 3-bedroom end of terrace Victorian family home retaining many original features located in a popular residential area just off the ever popular Mill Road, and all the amenities this area has to offer, open plan living, double glazing throughout, landscaped garden, being sold with no onward chain.

35 Catharine Street is a delightful 3-bedroom end of terrace family home of brick elevations under a slate roof, the accommodation is arranged over 2 floors measuring over 875 SQFT, being sold with no onward chain. The property offers further potential to extend STPP.

In brief the accommodation consists; a welcoming entrance hallway, has stairs rising to the first floor.

The living /dining rooms are open plan in design, light bright and airy with dual aspect double glazed windows, original stripped floorboards, feature cast iron fireplace with decorative tiling and stone surround. There is an under stair storage cupboard.

The kitchen, has a range of matching cabinets and drawers, ample worksurfaces, space and plumbing for various appliances, window to side aspect door to rear garden, tiled flooring.

The modern family bathroom, has a bath with shower over, hand wash basin, WC finished with contemporary floor to ceiling tiling.

The first-floor accommodation has three bedroom all accessed off a central landing. The principal bedroom is located at the front of the property, a large double with original stripped floorboards, cast iron fireplace, 2 windows to front aspect. Bedroom 2 again is a double, with cast iron fireplace, window to rear aspect, bedroom 3 is a comfortable single.

The private rear garden has been cleverly landscaped into different sections offering 3 patio areas, shrub borders, timber storage shed, a secure widen gate gives access to the side passageway which in turn takes you to the front of the home.

Catharine 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 0.7 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

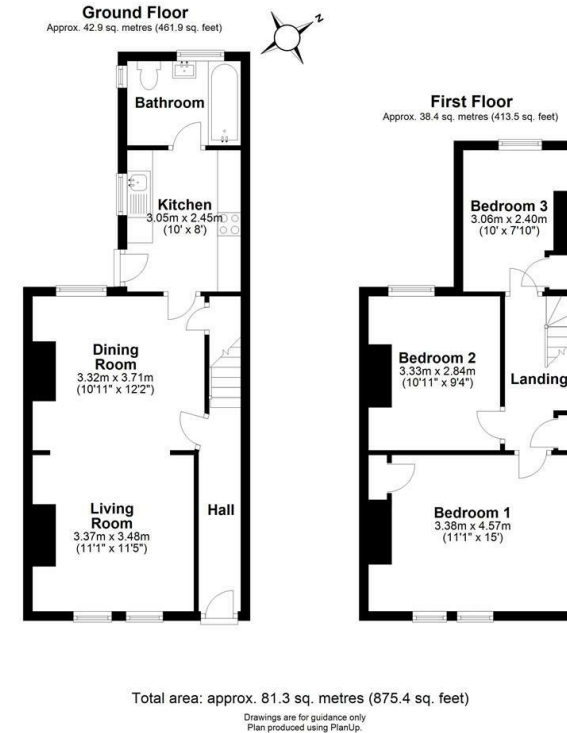
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At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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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
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