



Bush & Co.

63 Cowper Road, Cambridge - Guide Price £595,000

Cowper Road is conveniently situated off Cherry Hinton Road to the south side of the city, offering access to the mainline railway station, Addenbrookes Hospital Biomedical Campus and a variety of shops and services.

The property is a 1930's semi-detached house on a large plot which offers scope to extend and improve, subject to planning. There are double glazed windows and doors as well as a gas fired radiator heating system. Sold with no upward chain.

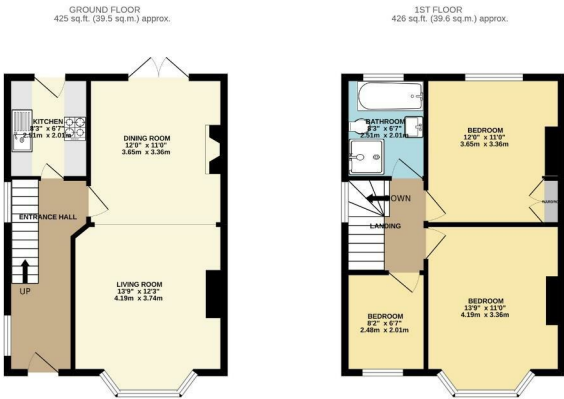
The entrance hall has a door to the front, staircase to first floor and an under stairs storage area. The open plan sitting/dining room is spacious and light with a bay window to front and double doors to the rear garden. The kitchen has a range of wall and base units and work surfaces with a door to the rear garden. There is a wall mounted gas fired boiler, integrated electric oven and hob, plumbing for washing machine and plumbing for

dishwasher.

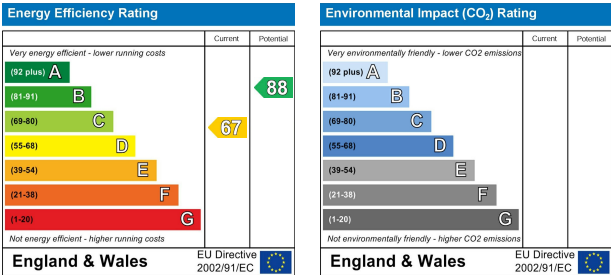
The first floor landing has a window to side and loft hatch. Bedroom one is a double room with a bay window to front. Bedroom two is another double room to the back with built in cupboard and bedroom three is a single room at the front. The four piece bathroom has a separate bath and shower cubicle.

Agency Note: The vendor does not hold title deeds for this property and will be sold under a possessory title.

Outside - The frontage provides off street driveway parking for two cars. The sizeable enclosed rear garden has lawned and paved areas and a brick storage shed.



TOTAL FLOOR AREA: 851 sq ft (79.0 sq m) approx.
We do not accept any liability for inaccuracies in the floor area measurements. Measurements of rooms, windows, doors and any other features are approximate and no responsibility is taken for any errors, omissions or misstatements. They are for general guidance only and should not be used as a basis for any legal proceedings. The floor area measurements are given for information only and do not constitute a guarantee. (Data and Figures 2022)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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