



Bush & Co.

13 St. Philips Road, Cambridge - Offers Around £395,000

St Philips Road is a Victorian 2 bedroom terraced house located in Romsey Town. The house requires updating and is a fine opportunity to make you own home. The house offers gas fired central heating, no chain and rear garden. The house comprises entrance porch, sitting/ dining room, kitchen, utility, lean to. First floor 2 bedroom and bathroom. Front and rear gardens.

St Philips Road is located off Mill Road in the Romsey Town area. The Romsey Town area has a unique atmosphere and offers many local facilities including a wide range of retail shops and services, a number of parks and schooling for most ages. Mill Road is conveniently situated for the mainline station to London Kings Cross and Liverpool Street, Addenbrookes Hospital and the City Centre.

The accommodation comprises, Upvc front door to entrance porch, Sitting/ dining room with stairs to first floor and radiator. Kitchen with

sink unit and electric cooker point, door to utility and lean to.

First floor 2 bedrooms and bathroom.

Outside a shallow front garden path leading to front door. At the rear is a garden laid to lawn shed and rear pedestrian access.

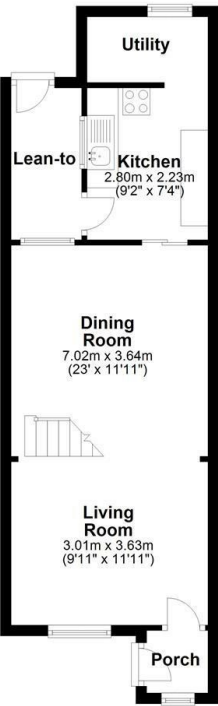
Tenure; Freehold.

Services; Mains gas, electricity, water and drainage.

Council Tax;



Ground Floor
Approx. 40.0 sq. metres (430.2 sq. feet)



First Floor
Approx. 32.0 sq. metres (343.9 sq. feet)



Total area: approx. 71.9 sq. metres (774.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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