



Bush & Co.



48 Humberstone Road, Cambridge, CB4 1JF

Guide Price £795,000 Freehold



Energy Rating Band D



48 Humberstone Road is a charming 3 double bedroom family home offering well-appointed accommodation arranged over 2 floors measuring over 1150 SQFT. There is huge potential to extend the accommodation subject to the necessary consents. There is also potential to create a garage to the rear with annexe via separate access to a private lane used only by residents.

In brief the accommodation consists; A welcoming entrance hallway, gives access to all ground floor rooms, with stairs rising to the first floor, under stair storage cupboard, WC with wash hand basin.

The magnificent open plan living /dining room, is light bright and airy, there is a beautiful bay with new wooden sash window, feature ornate fireplace with surround, original stripped floorboards, window to rear aspect.

The kitchen/ breakfast room, has range of matching cabinets and drawers, ample worksurfaces, breakfast bar for informal dining, further space for dining table and chairs space and plumbing for appliances, integrated oven with 4 ring gas hob with extractor above, storage cupboard, door to lean to and patio doors lead to the rear garden, finished with tiled flooring.

On the first floor there are 3 double bedrooms, accessed of a central landing that has access to the loft. The principal bedroom is a large double, located at the front of the property and spans the width of the home, with 2 new wooden large windows, stripped original floorboards, storage cupboard. Bedroom 2 again is a double, with cast iron feature fireplace, window to rear aspect, Bedroom 3 is a double located at the rear of the property with built in cupboard.

The family bathroom, has a large walk-in shower, WC, hand wash basin, finished with modern contemporary tiling.

Outside the property is set back from the road, behind a low brick wall with high hedging above for privacy, decorative quarry tiles lead to the front door. The rear landscaped South facing garden is of particular note, measuring approximately 50 ft in length. There is a patio area, a pathway leads to a further patio, shrub borders with flora and fauna the remainder laid to lawn. There is a wooden storage shed; A secure wooden gate give access to a private lane that provides handy rear access.

Humberstone Road is situated just to the north of the river in a highly regarded residential area near Midsummer Common. There is local shopping at Mitchams Corner with primary schooling at Milton Road and a number of excellent independent schools within easy reach. The City centre can be approached on foot or bicycle by Midsummer Common and Jesus Green.



Exceptional service in Cambridge and the surrounding villages

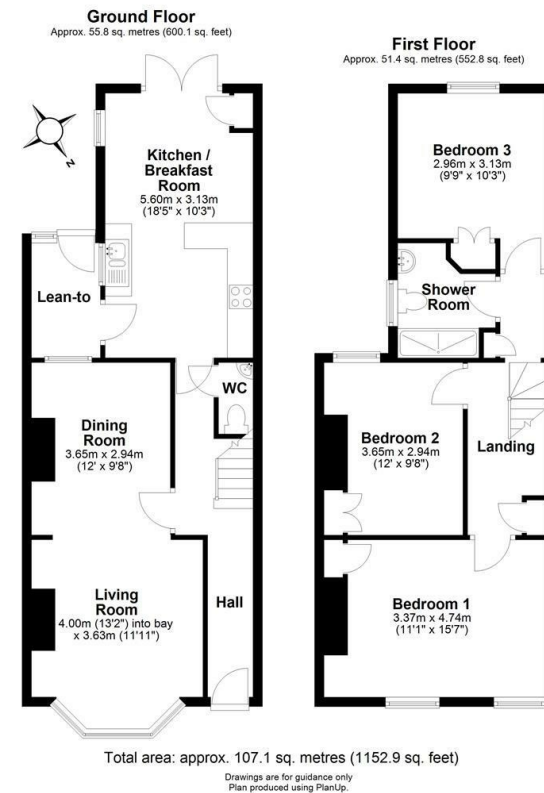
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



Further Information

Tenure - Freehold

Council Tax - Band E

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
www.bushandco.co.uk

