



Bush & Co.



7 Ward Road, Cambridge, CB1 3SY

Guide Price £595,000 Freehold



Ward Road is well placed to the favoured south side of the city offering convenient access to the railway station, the Addenbrookes hospital biomedical campus and other major employers. The city centre is located just 2 miles away and there are numerous local shops, supermarkets and leisure facilities within easy reach. Well regarded schooling for all ages is within easy reach.

The property is a semi-detached house with a ground floor extension providing spacious, open plan accommodation downstairs with the advantage of double glazing and gas radiator central heating.

The entrance hall has a view point from front to rear and has a window to side, stairs to the first floor with an under stairs cupboard, exposed wooden flooring and doors to both utility room and sitting/dining room. The open plan sitting/dining room is a tremendous, light filled space with a window to front and opening to the kitchen/breakfast room. There are exposed wooden floors, a fireplace recess and fitted alcove shelving. An extension runs along the back of the house and provides a spacious kitchen/breakfast room with plenty of natural light via several windows, a door to the garden and rooflight. There are a range of wall and base units and work surfaces with a stainless steel sink and drainer, integrated electric oven and gas hob with extractor over. The utility area leads from the kitchen and has a window and door to side as well as the wall mounted gas fired combination boiler, storage unit and stainless steel sink and drainer. The first floor landing has a window to side and loft hatch. Doors lead to all three bedrooms and the bathroom. Bedroom one sits at the back and is a generous double room overlooking the garden. Bedroom two is a similar sized double room, located at the front. Bedroom three is a comfortable single room at the front with exposed wooden floor. The bathroom features a modern three piece suite with curved end shower bath and glass screen in addition to a w.c and wash hand basin. There are part tiled walls and exposed wooden flooring.

Outside - The property sits behind mature hedging with a lawned area and block pavior driveway. Timber gates lead to the garden and garage/store. The enclosed lawned rear garden has planting areas, a timber shed, outside lighting and tap. There is a detached brick built garage with additional store. Vehicular access is limited making it ideal for storage or potential conversion to a home office/studio.



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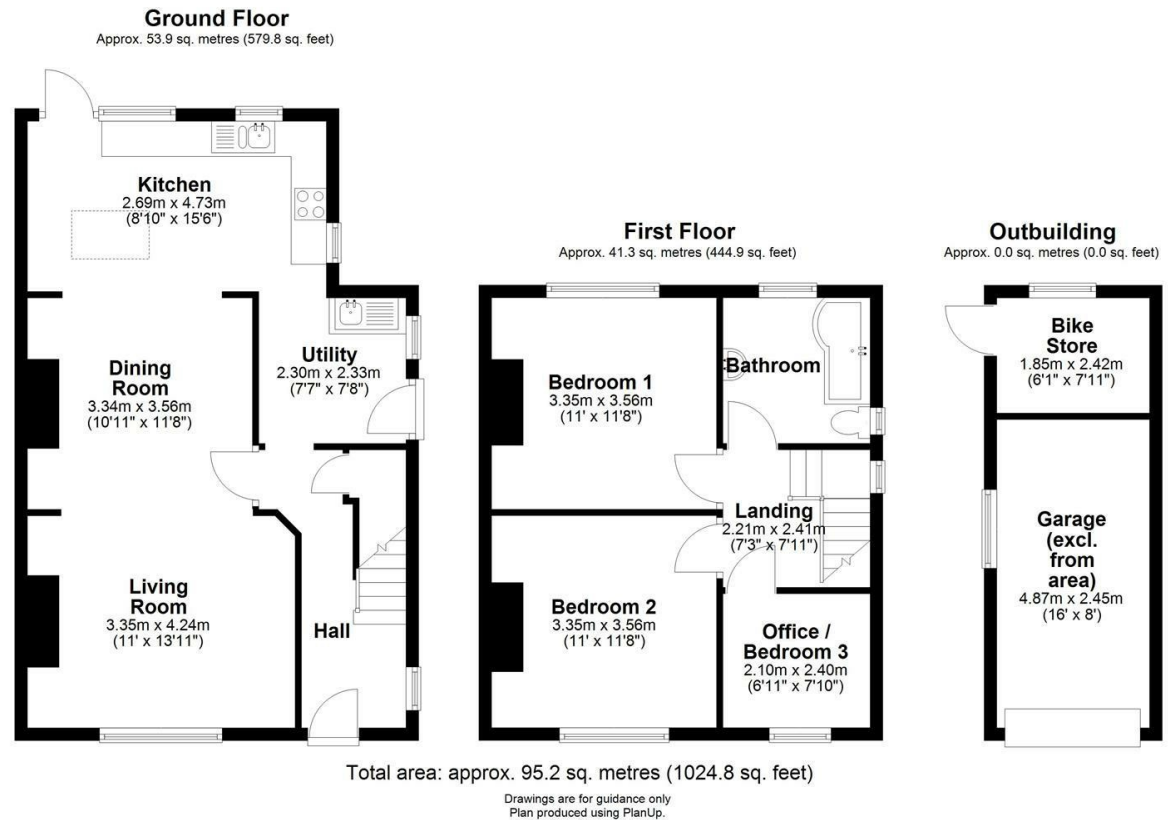
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Further Information

Tenure - Freehold

Council Tax - Band C

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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Cambridgeshire
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