



Bush & Co.



59 Lichfield Road, Cambridge, CB1 3SP

Guide Price £525,000 Freehold



Energy Rating Band D

59 Lichfield Road, is a charming 3-bedroom family home conveniently located close to Addenbrookes hospital, the biomedical campus, the railway station and the city centre. The well-planned accommodation is arranged over 2 floors measuring over 832 SQ FT. There is huge scope to extend the current accommodation, subject to the necessary consents, the property is being sold with no onward chain.

In brief the accommodation consists; A covered storm porch leads to the front door. The entrance hallway, gives access to all rooms, there are stairs rising to the first floor.

The living room, is light bright and airy, with attractive bay window to the front aspect, there is a fireplace with decorative surround. The dining room has a further fireplace with decorative surround, a glazed door, with windows to each side leads to the rear garden.

The kitchen, has as range of matching cabinets and drawers, space and plumbing for various appliances, large under stair storage cupboard, dual aspect windows, door to side of the home.

On the first floor, there are 3 bedrooms, all accessed off a central landing, access to loft space, which could easily be converted. The principal bedroom is a double with bay window to front aspect, bedroom 2 again is a double with storage cupboard and window overlooking the garden. Bedroom 3 is a single.

The bathroom, has a bath with shower over, hand wash basin. There is a separate WC.

Outside. The property is set back from the road, there is off street parking, further parking on hardstanding is behind high secure wooden gates. The rear garden is of particular note, split into sections, measuring circa 50 ft in length. There is a patio area, shrub borders with flora and fauna, various outbuildings, greenhouse, the remainder laid to lawn.

Lichfield Road is a 1930's semi- detached family house requiring some modernisation, benefiting from double glazed windows and electric radiator heating. Long South facing rear garden and no chain. The house offers hall, sitting room, dining room, kitchen, landing 3 bedrooms and bathroom. Off street parking.

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



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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.

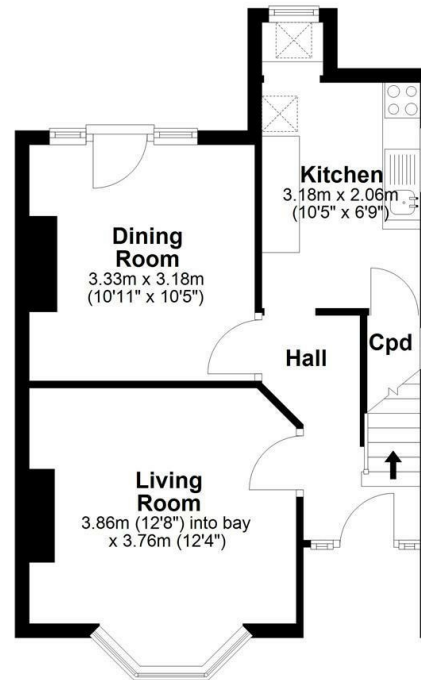
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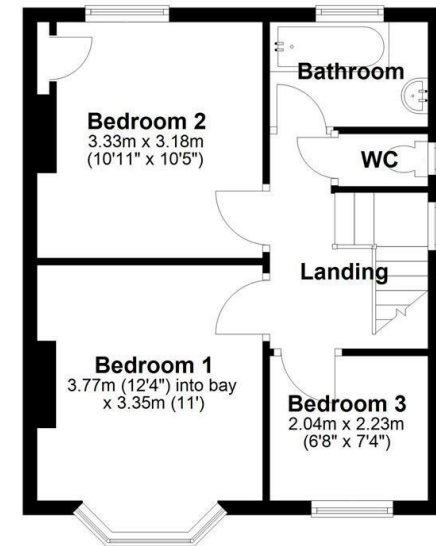
Contact us for a free valuation of your property
01223 246262
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Established. Independent. Passionate

Ground Floor
Approx. 39.6 sq. metres (426.6 sq. feet)



First Floor
Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 77.4 sq. metres (832.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

Cambridge

Cambridgeshire

CB1 3AN

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