



Bush & Co.



### 3 Primary Court, Cambridge - Guide Price £265,000

Primary Court is situated in the sought after district of Chesterton, just off the High Street. The location allows for easy access to the Cambridge North Railway Station as well as the city centre and science/business parks. There are several shops and supermarkets along the High Street as well as good local schooling, public houses and stunning riverside walks.

The property is a modern terraced house with double glazed windows, a gas fired radiator heating system, enclosed private garden and allocated parking. Sold with the advantage of vacant possession and therefore no upward chain.

The entrance lobby has a glazed panel front door and window to side. A door leads you to the open plan sitting/dining/kitchen with windows to front and rear as well as a door to the garden and

staircase to the first floor with an under stairs cupboard which houses plumbing for washing machine. The re-fitted kitchen area comprises a modern range of wall and base units and work surfaces with stainless steel sink and drainer, integrated electric oven and hob and a wall mounted gas fired combination boiler.

The first floor landing has a window and loft hatch. There is a generous double bedroom at the front with built in cupboard and dormer window. The bathroom is at the back with a three piece suite and shower over the bath.

Outside - There is a paved frontage with planting. The enclosed low maintenance rear garden has a gate at the back leading to the car parking area with an allocated parking space.



**Ground Floor**  
Approx. 18.7 sq. metres (201.0 sq. feet)

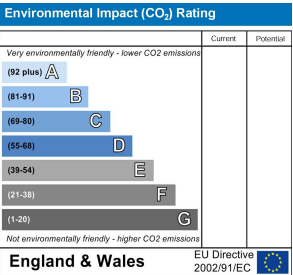
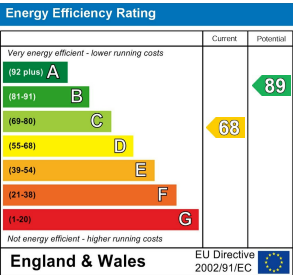


**First Floor**  
Approx. 16.8 sq. metres (180.5 sq. feet)



Total area: approx. 35.4 sq. metres (381.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



#### 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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