



Bush & Co.



55 Derwent Close, Cambridge, Cambridgeshire, CB1 8DY

Guide Price £495,000 Freehold



Energy Rating Band C

Derwent Close is located off Cherry Hinton Road in one of Cambridge's most popular residential areas allowing convenient access to the main line railway station, Addenbrooke's Hospital and a range of services and shopping outlets in close proximity. The location is within the catchment area of Queen Edith and Netherhall Schools and close to Hills Road and Long Road Sixth Form Colleges. Location allows access to local facilities including a number of local shops.

The accommodation comprises secure and double-glazed front door to entrance hall with stairs to the first floor, herringbone timber flooring, designer radiator, 2 storage cupboards. Sitting room with herringbone timber flooring, double glazed window to front elevation and views of the front garden, television point and designer radiator. Cloakroom with hand wash basin with storage below, WC, tiled surrounds, extractor fan and radiator.

Kitchen/ dining room is a stunning room with a sink unit, range of wall and base units, quartz worktops, gas cooker point, plumbing for washing machine and dishwasher, inset lighting, Velux windows, double glazed door to rear garden, Karndean flooring, gas fired boiler serving hot water and central heating, radiator.

First floor landing with access to loft space, bedroom 1 a range of fitted wardrobes and storage cupboards, double glazed windows and radiator, bedroom 2 double glazed window overlooking the rear garden and radiator, bedroom 3 with double glazed window overlooking the rear garden, laminate flooring and radiator, bathroom with panel bath and shower over, hand wash basin, WC, tiled surrounds, double glazed window and towel rail.

Outside is an attractive front garden with wild flower, shrubs and established hedging, path to front door. Side access to the rear garden with a paved terrace adjacent to the rear of the house, lawn, pizza oven, timber fencing.

Office and workshop divided into 2 areas with secure double-glazed doors, electric light and plug points, hardwiring for an internet connection. Single garage opposite the house with parking in front.

Tenure: Freehold.

Services: Mains water, drainage, electricity and gas,

Council Tax: C



Exceptional service in Cambridge and the surrounding villages

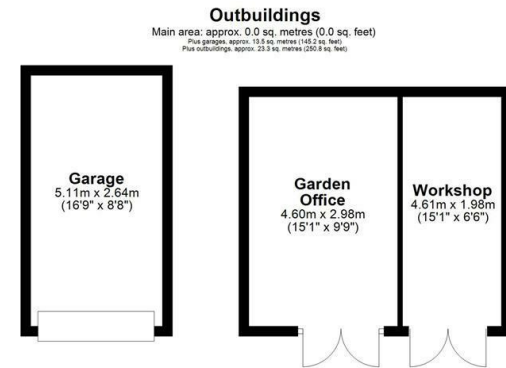
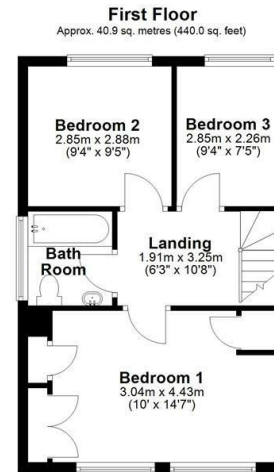
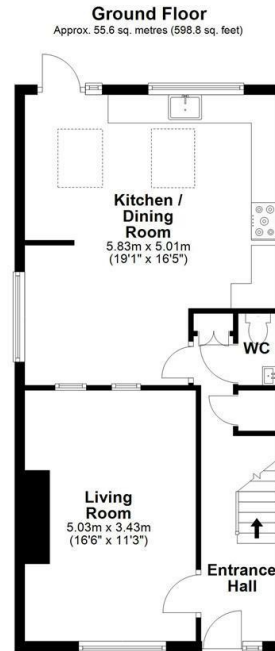
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Main area: Approx. 96.5 sq. metres (1038.8 sq. feet)
Plus garages: approx. 13.5 sq. metres (145.2 sq. feet)
Plus outbuildings: approx. 23.3 sq. metres (250.8 sq. feet)

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
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