



Bush & Co.





**153 Sturton Street, Cambridge, CB1 2QH**

**Guide Price £595,000 Freehold**



**Energy Rating Band D**

The accommodation comprises; timber front door with fan light over, entrance hall leading to the sitting/ dining room with exposed timber floor boards, open fire place with tiled hearth, sash windows, stairs to first floor, storage cupboard and radiators.

Kitchen with window overlooking the rear garden, sink unit and a range of wall and base units, electric cooker point, fridge/freezer space and door to rear garden. First floor landing with storage cupboard housing plumbing for washing machine and stairs to loft.

Bedroom 1 with sash window, timber floor boards, cupboard and radiator. Bedroom 2 with double glazed window and radiator, bathroom with panel bath, hand wash basin, WC, tiled surrounds and radiator. Loft with painted and plastered walls and Velux window.

Outside is a long rear garden with terrace and cultivated borders and trees and shrubs. Pedestrian access over the neighbouring properties to Sturton Street.

#### Location

Sturton Street is located off Hooper Street within the Suburb of Sturton Town giving easy access to the City Centre. Sturton Town is located in a popular residential area in Cambridge, close to the Grafton Centre and Mill Road. The location allows pedestrian access to the station and the City Centre.

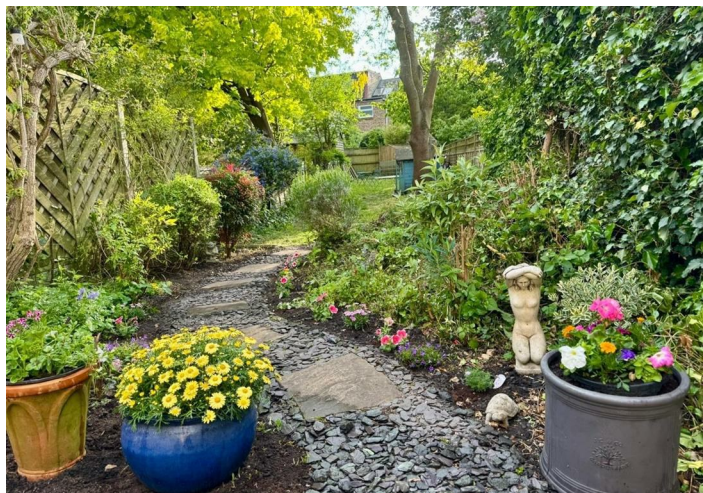
Agents Notes: A planning application has been submitted for Single storey side and rear extension and garden studio. Reference 25/01753/HFUL

Tenure: Freehold.

Services: Main water, drainage, gas and electricity.

Council Tax: C







## Exceptional service in Cambridge and the surrounding villages

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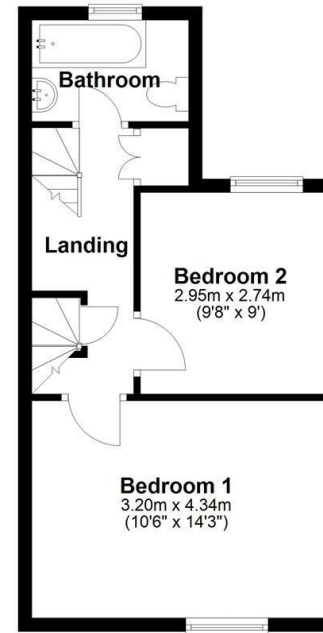
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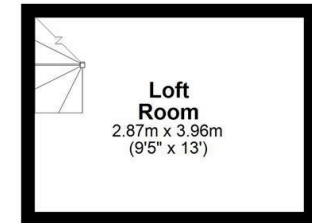
**Ground Floor**  
Approx. 33.1 sq. metres (356.1 sq. feet)



**First Floor**  
Approx. 33.0 sq. metres (355.5 sq. feet)



**Second Floor**  
Approx. 11.4 sq. metres (122.3 sq. feet)



Total area: approx. 77.5 sq. metres (833.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## 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

Cambridge

Cambridgeshire

CB1 3AN

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