



Bush & Co.



8 Union Lane, Cambridge, CB4 1QB

Guide Price £675,000 Freehold



Energy Rating Band C

In brief the accommodation consists; A storm porch, leads to the entrance hallway, that gives access into all ground floor rooms, stairs rising to the first floor, cloakroom with WC.

The living room, is light bright and airy, patio doors lead to the rear garden, ample space for dining table and chairs, a window to rear aspect, there is a large useful under stair storage cupboard. The kitchen has a range of matching cabinets and drawers, ample worksurfaces, Neff double oven Neff 5 ring gas hob, with extractor above, integrated dishwasher, integrated washing machine, stylish tiled splashback and tiled floor.

The first-floor accommodation has 2 double bedrooms both benefiting from en suite facilities. The bedrooms are accessed off a central landing with large storage cupboard. The principal bedroom is a great size double, located at the rear of the home, with built in slider wardrobes, glazed door with Juliet balcony window to rear aspect. The principal benefits from ensuite shower, WC, hand wash basin, heated towel rail. Bedroom 2 again is a double with 2 windows to front aspect and also benefits from en suite shower, WC, hand wash basin.

The second-floor accommodation has a further 3 bedrooms and the family bathroom. Bedroom 3 is a large double located at the rear of the property, bedroom 4 is a double, bedroom 5 is a comfortable single. The family bathroom has a bath with shower over, separate shower cubicle, WC, hand wash basin, heated towel rail, finished with contemporary floor to ceiling tiling.

Outside, the property is set back from the road behind wrought iron fencing, with high hedging above for privacy, pathway leads to the front storm porch. There is secure allocated off-street parking accessed via electric gates. The rear garden, has a patio area, shrub borders, the remainder laid to lawn. A pathway leads to the foot of the garden, there are storage sheds on hardstanding. A secure wooden gate, leads about to the off-street parking.

Union Lane 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 well-served nearby High Street, as well as good local schooling, public houses, and stunning riverside walks.



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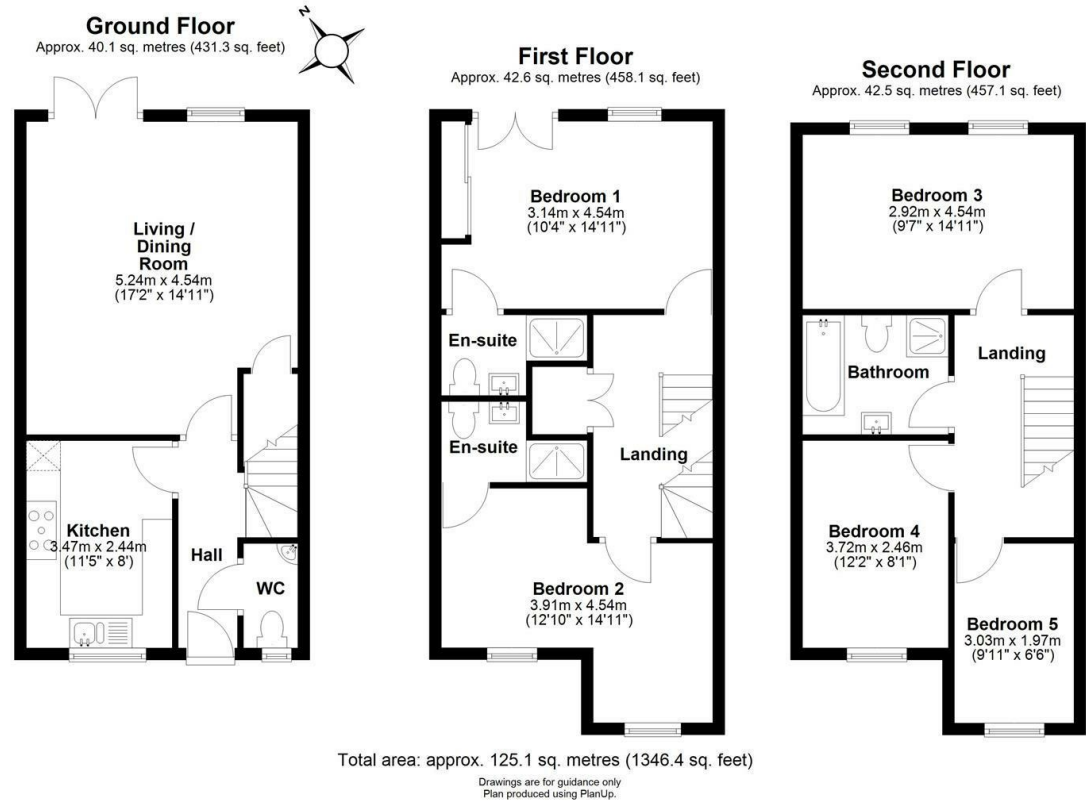
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Further Information

Tenure - Freehold

Council Tax - Band F

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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