



Bush & Co.



88 Ross Street, Cambridge, CB1 3BU

Guide Price £575,000 Freehold



Energy Rating Band E

Ross Street is located off of Mill Road in the favoured Romsey Town. The Romsey Town area has a unique atmosphere and a wealth of retail shops and services, including dry cleaners, Post Office, Chemist and general stores. There are several parks and schooling for most ages and this location provides easy access with just a 10-minute walk to the railway station to London Liverpool Street and Kings Cross, Addenbrooke's Hospital and the City Centre.

Accommodation comprises Entrance Hall with UPVC double glazed front door, stripped wooden floor boards, staircase to the first floor, radiator and door to Sitting Room Area featuring a cast iron Victorian fireplace with tiled slips, slate hearth and wooden surround and mantle, two double glazed sash style windows to front, stripped wooden floor boards, radiator.

Dining Room Area with stripped wooden floorboards, open fireplace with decorative tiled hearth, window to the rear, radiator and door to Kitchen; fitted with a matching range of wall and base units, worksurface with inset single bowl single drainer stainless steel sink unit, fitted cupboard with wall mounted gas fired combination boiler, space and plumbing for washing machine and slimline dishwasher, electric cooker point, part tiled walls, fitted under stairs storage cupboard, window to rear overlooking the garden. A timber back door to Lean To with timber part glazed door to the rear garden, power.

First floor Landing with hatch to roof space with ladder access and currently used as storage space. Bedroom One with a cast iron Victorian fireplace, fitted wardrobe, windows to front, radiator. Bedroom Two with a cast iron Victorian fireplace, window to rear overlooking the garden, radiator and bedroom Three with window to rear overlooking the garden, radiator. Bathroom comprising a panelled bath with separate electric Triton shower over, low level WC, pedestal hand wash basin, part tiled walls, extractor fan, radiator.

Outside.

Delightful mature garden with an east facing aspect laid mostly to lawn with mature shrubs and flower beds, patio area, timber garden shed and secure gated pedestrian access to the side.

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Council tax: C



Exceptional service in Cambridge and the surrounding villages

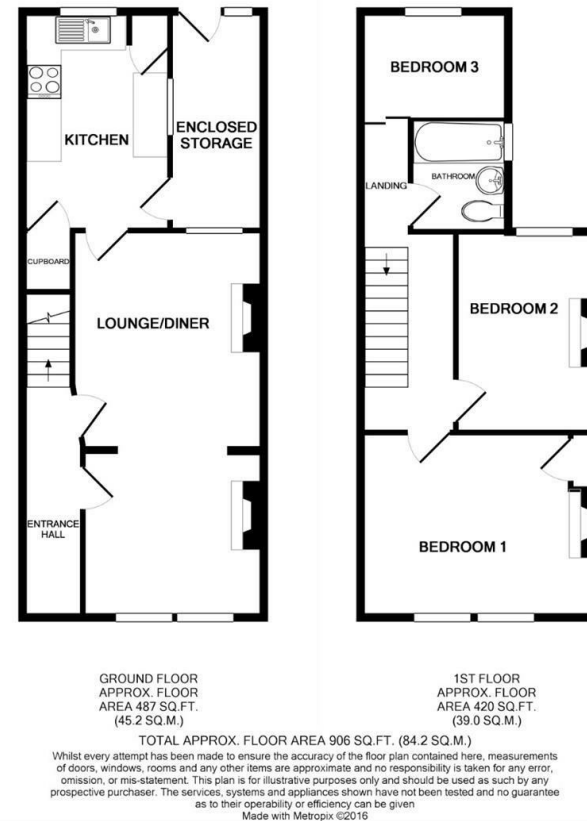
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



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
www.bushandco.co.uk

