



Bush & Co.



4 Hazelwood Close, Cambridge, CB4 3SN

Guide Price £235,000 Leasehold



Energy Rating Band C

In brief, the accommodation consists of a wide entrance hallway giving access to all rooms, a really handy large storage room with shelving housing the boiler, and 2 further storage cupboards.

The living/dining room is light, bright and airy with large windows to both the front and side aspect, wood effect flooring.

The kitchen has a matching range of cabinets and drawers, ample surfaces, an integrated oven, an integrated microwave, a 4-ring gas hob with extractor above, space and plumbing for appliances window to the rear aspect.

Bedroom 1 is a great size double, with wood effect flooring, and a window front aspect. Bedroom 2 again is a double with wood effect flooring and a window to the front aspect.

Outside, there is off-street parking on a first-come, first-served basis, bicycle and bin storage.

Hazelwood Close is located north of Cambridge in an increasingly popular area, close to the guided bus, Citi 1 bus stops, Cambridge Science Park, and Cambridge North Train Station. It also has nearby links to the A14, providing connections to the M11 and A11 road networks. Local amenities include a doctor's office, butcher, hairdresser, and a neighbourhood convenience store.

TENURE - Leasehold 99 Years Remaining

GROUND RENT - £10 Per Annum

SERVICE CHARGE – £603.45 Per Annum paid quarterly



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.

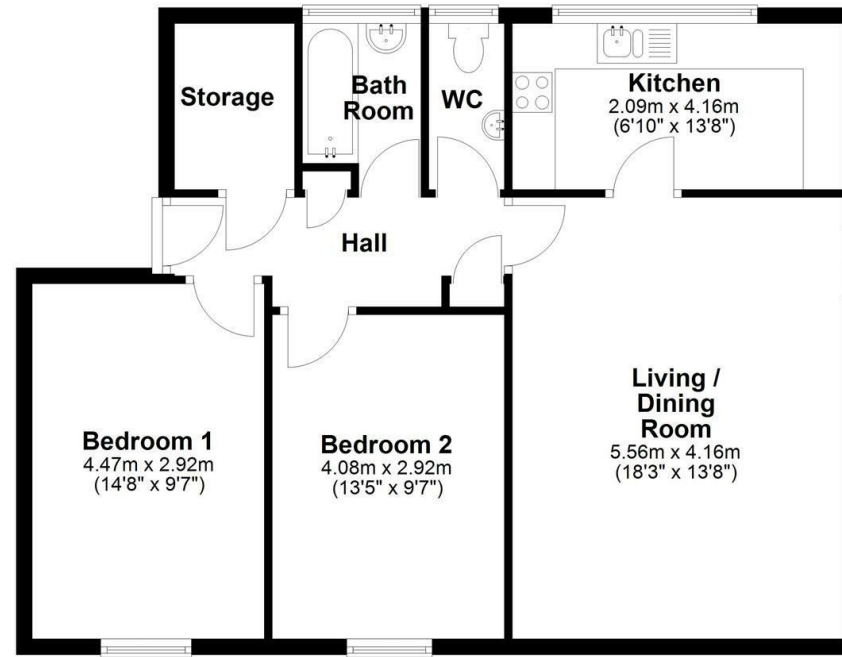
- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

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

Established. Independent. Passionate

Ground Floor

Approx. 73.2 sq. metres (787.5 sq. feet)



Total area: approx. 73.2 sq. metres (787.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold

Council Tax - Band B

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

