



Bush & Co.



224 Nuns Way, Cambridge, CB4 2NT

Guide Price £385,000 Freehold



Nuns Way is in a convenient north city location offering superb access to the Cambridge science & business parks as well as the Cambridge north railway station, guided busway and A14/M11. There are several local shops in the vicinity whilst larger supermarkets and other facilities are situated nearby. Schooling for all ages is within easy walking distance.

The property is a terraced house with updated and spacious accommodation throughout which is sold with the advantage of no upward chain. There are double glazed windows and doors, a gas fired radiator heating system and secure garage.

The entrance hallway runs from front to back with dual access doors as well as stairs to the first floor accommodation. The sitting room offers plenty of natural light with windows to both front and rear. The open plan kitchen/dining room has a dual aspect with the kitchen area comprising a re-fitted range of wall and base units, integrated electric oven and hob, wall mounted gas fired boiler, plumbing for washing machine, space for fridge freezer and large built in cupboard.

The first floor landing has two built in cupboards. Bedroom one is a large double room with dual aspect windows and a particularly deep built in wardrobe. Bedroom two is a further large double room and bedroom three could also take a double bed if required. The stylish bathroom features a re-fitted three piece suite with shower over the bath and glass screen as well as a chrome heated towel rail.

Outside - The property fronts an attractive green area and the Nuns Way Recreation Ground is just a short walk away.

There is a low maintenance paved courtyard rear garden with access gate.

The single brick built garage has power and lighting connected and a door to the garden.

Parking is available in a residents car park to the back in addition to unlimited on street parking.



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.

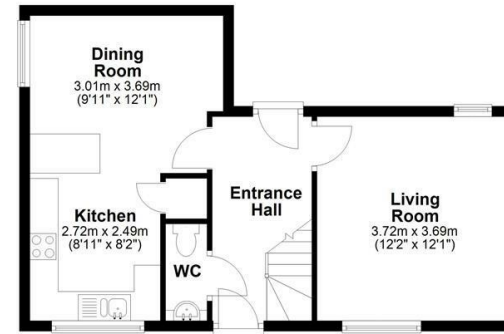
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
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- * Premium and feature listing status
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- * Professional quality photography
- * Media tours

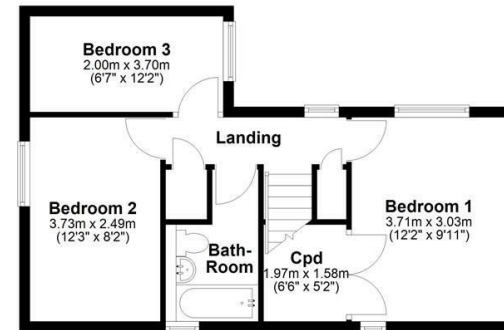
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Ground Floor
Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 84.5 sq. metres (910.0 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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