



Bush & Co.



58 Radegund Road, Cambridge, CB1 3RS

Guide Price £600,000 Freehold



Energy Rating Band D

58 Radegund Road is a 1930s semi-detached family home of brick elevations under a tiled roof with accommodation arranged over 2 floors. The property offers enormous scope to enlarge to the side, rear, and loft to create a wonderful, large family residence in this most desirable of locations.

In brief, the accommodation consists of a wide welcoming entrance hallway, access to all ground floor rooms, stairs rising to the first floor, under-stair storage, and a WC with a hand wash basin.

The living room is light, bright and airy with a bay window to the front aspect, an ornate fireplace with surround. The dining room has a feature fireplace and 3 large windows overlooking the rear garden. The kitchen has a range of matching cabinets and drawers, ample work surfaces, an integrated oven, a 4-ring gas hob with extractor above, space and plumbing for various appliances, a tiled floor, dual aspect windows, a door that leads to the side of the property.

The first-floor accommodation has 3 bedrooms off the central landing. Bedroom 1 is a large double with a built-in storage cupboard and views over the garden. Bedroom 2 again is a fantastic size double with an attractive bay window to the front aspect. Bedroom 3 is a comfortable single. The family bathroom has a bath with a shower over, WC, hand wash basin, finished with floor-to-ceiling tiling.

Outside, the property is set back nicely from the road, with a small front garden and high hedging giving privacy. There is off-street parking for numerous vehicles, secure wooden gates, lead to further parking, and a garage with power and light connected. The large south-facing rear garden is a real feature of note. The plot in its entirety is circa 0.12 acre, there are shrub borders the remainder is laid to lawn.

Radegund Road is located to the south of the City Centre. The location allows access to Addenbrooke's Hospital and Romsey Town. The Romsey Town area has a unique atmosphere and offers a wealth of retail shops and services, several parks, and schooling for most ages. Mill Road is conveniently situated for access to the City Centre and main line station to London Liverpool Street and Kings Cross.



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.

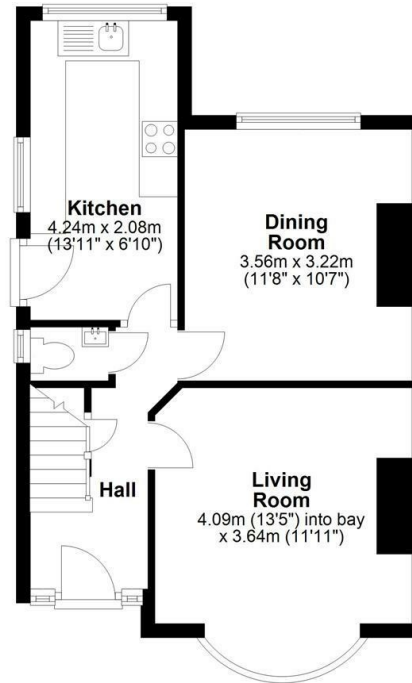
- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

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

Established. Independent. Passionate

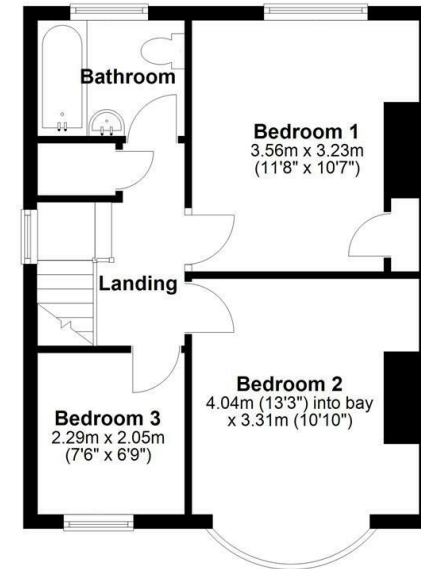
Ground Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 78.9 sq. metres (849.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band D

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

