



Bush & Co.



4 William Smith Close, Cambridge, CB1 3QF

Guide Price £410,000 Freehold



Energy Rating Band C

In brief, the accommodation consists of the living room, which is light, bright, and airy with a window to the front aspect, stairs rising to the first floor, with under-stair storage, and the living room continues through to the dining room.

The kitchen is modern in design, there is a range of matching cabinets and drawers, ample work surfaces, integrated double oven, 4 ring Neff induction hob with extractor above, space and plumbing for appliances, stylish tiling, window to rear aspect, a part glazed door, gives access to the rear garden.

The first-floor accommodation has 2 bedrooms off a central landing, with access to the loft. Bedroom 1 is located at the front of the property, a good-sized double, with a storage cupboard. The 2nd bedroom is located to the rear and is a comfortable single. The bathroom has a bath with a shower over, WC, wash hand basin, finished with contemporary tiling.

Outside, the property is set back from the road, there is off-street parking on a block paved driveway and a garage en bloc. The private rear garden has a patio area, shrub borders, the remainder laid to lawn, a pathway leads to the foot of the garden, there is a timber storage shed, a secure wood gate allows for rear access.

William Smith Close is perfectly positioned within a short walk of the mainline railway station and fashionable Romsey Town with its fine mix of independent shops, restaurants, and cafes. The city centre and Addenbrookes hospital bio-medical campus are also within easy reach, as are the leisure park and shops/facilities of Cherry Hinton Road and Hills Road.



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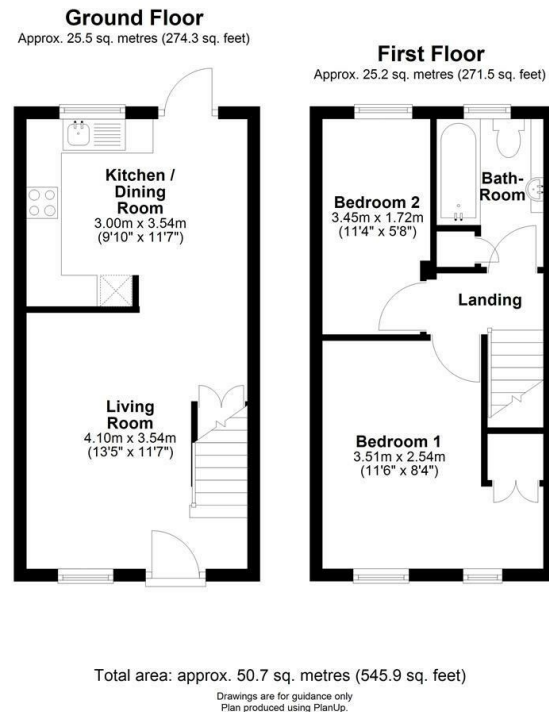
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Further Information

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
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