



Bush & Co.



38 Ross Street, Cambridge, CB1 3BX

Guide Price £435,000 Freehold



Energy Rating Band C

Ross Street is a desirable residential location in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on street without the need for a permit.

The property is a lovely period terraced home which was updated in recent years with the addition of double glazing, gas radiator central heating, modern kitchen and bathroom as well as general redecoration and new flooring. Sold with the advantage of no upward chain so available for quick completion, representing an ideal first time or buy to let purchase.

The property sits comfortably behind a low level brick wall, with planting providing privacy screening from the street. Gated access leads to a paved front garden with entrance door.

The beautifully spacious and light open plan sitting/dining room, with wood effect flooring, has stairs to the first floor with a useful under stairs cupboard. The inner lobby provides storage for coats etc and leads to both kitchen and bathroom. The re-fitted kitchen comprises a modern range of wall and base units and work surfaces with inset stainless steel sink and drainer, integrated electric oven and hob with extractor over, plumbing for washing machine and dishwasher as well as windows and a door to the garden. The three piece re-fitted bathroom has a shower over the bath and tiled walls and flooring.

There are two generous double bedrooms on the first floor. Bedroom one is at the front with wood effect flooring and two built in cupboards. Bedroom two is quietly positioned at the back with wood effect flooring and a cupboard housing the recently replaced 'Worcester' gas fired combination boiler.

The private rear garden has a sunny south easterly facing orientation with paved and planted areas. There is a large timber shed and a useful shared side passageway with gated access.



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Ground Floor
Approx. 37.2 sq. metres (400.2 sq. feet)



First Floor
Approx. 23.9 sq. metres (257.6 sq. feet)



Total area: approx. 61.1 sq. metres (657.8 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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