



Bush & Co.



## 98 Sedgwick Street, Cambridge, CB1 3AL

Guide Price £525,000 Freehold



Sedgwick 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 0.6 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 well maintained Victorian terraced house which is sold with no upward chain and benefits from double glazing and gas radiator central heating.

The entrance door leads to a hallway with stairs to the first floor. The sitting room, at the front, features a stunning fireplace and wooden floor. The separate dining room has a wooden floor and understairs cupboard. An opening leads to the modern fitted kitchen with an integrated electric oven and hob as well as a wall mounted gas fired boiler. There is a door to the garden and access to the utility area. The three piece shower room has two windows, shower cubicle, w.c and wash hand basin.

The first floor landing has a loft hatch and built in cupboard. Bedroom one is a large double room at the front with two windows. Bedrooms two and three are both double rooms at the back.

The enclosed rear garden is laid to lawn with a timber shed and rear access gate.



## 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](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate



### 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  
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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

