



Bush & Co.



126 Catharine Street, Cambridge, Cambridgeshire, CB1 3AR

Guide Price £850,000 Freehold



Energy Rating Band D

Catharine Street is a desirable residential location in the heart of Romsey Town with all the independent shops, cafes, and facilities that 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 is less than 2 miles away. Parking is available on the street without the need for a permit.

The accommodation offers a modern timber and glazed front door with fan light leading to the sitting room with fireplace aperture, timber flooring, stairs to the first floor, storage cupboard, double glazed sash window to front elevation, and radiator. Kitchen/ dining room is a wonderful room with glazed doors opening to the rear garden comprising a butler sink, range of wall and base units, gas range cooker, plumbing for dishwasher and washing machine, stone work tops, double glazed atrium, tiled and timber flooring, and radiator. Cloakroom with hand-wash basin and WC.

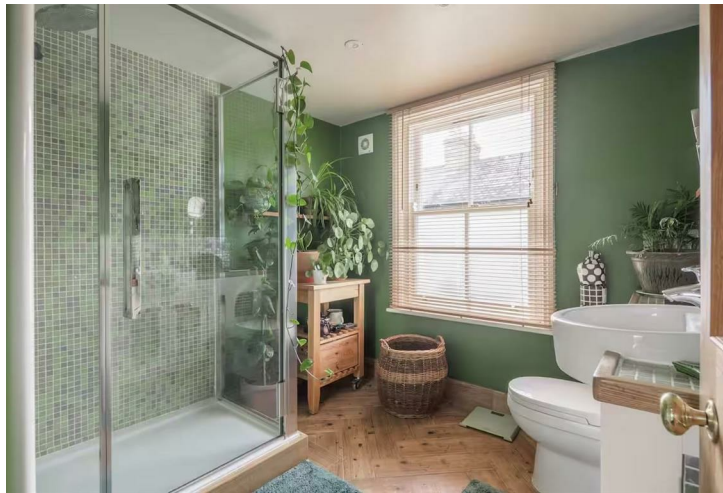
First floor landing with stairs to second floor, principal bedroom suite with dressing room with stairs to bed area, a range of wardrobes and sash window overlooking the rear garden, ensuite shower with large shower cubicle, hand wash basin, WC and towel rail. 2 Bedrooms and family bathroom with a panelled bath, hand wash basin and WC, radiator. Second-floor double bedroom and radiator.

Outside is an garage-cum-workshop with a fine timber door and access to the garden. The garden is generously laid to lawn and terrace, fruit trees and shrubs.

Tenure: Freehold.

Council Tax: C

Services: mains water, drainage, gas and electricity.



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.

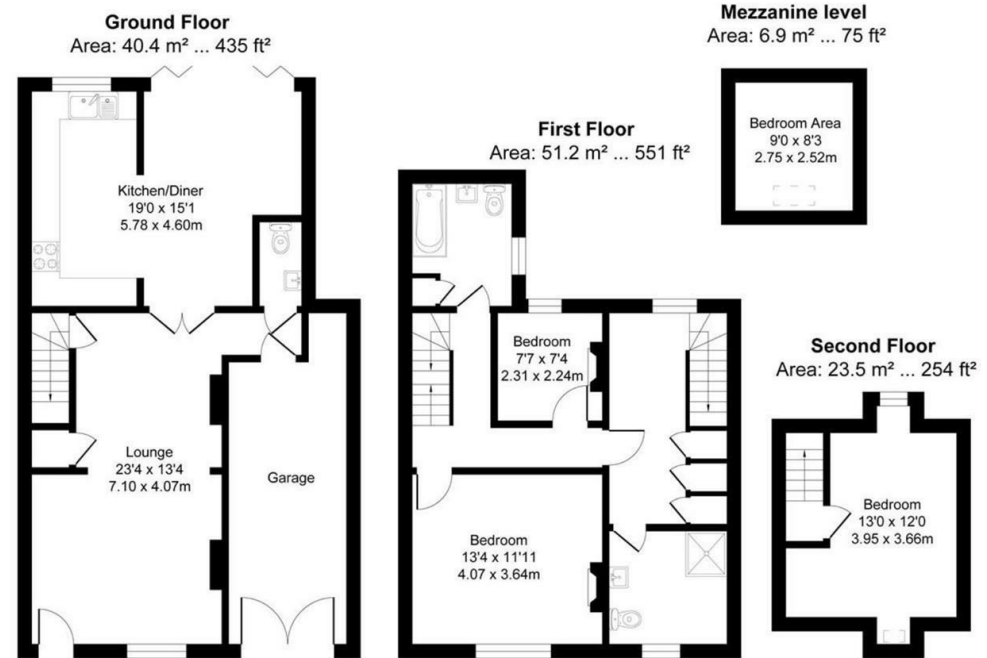
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

126 Catharine Street, Cambridge



Total Area: 115.2 m² ... 1241 ft²
All Measurements are approximate and for display purposes only

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

www.bushandco.co.uk

