



Bush & Co.



106 Ramsden Square, Cambridge, CB4 2BL

Guide Price £450,000 Freehold



Ramsden Square is off Milton Road which is one of the main routes into the city from the north with access via the A14 and A10 as well as being convenient for both the Cambridge north railway station and guided busway. There are several local shops and supermarkets nearby as well as schooling for all ages. The Milton Road science / business parks are within easy reach as is the historic city centre.

The property is a semi-detached house with full width ground floor extension and a long established garden. There is double glazing and gas radiator heating and the property could be further expanded (STP). Can be sold with no upward chain.

The entrance door takes you into a lobby with stairs to the first floor. The sitting room is located at the front with a bay window, open fireplace, exposed wooden floor and a useful under stairs cupboard. There is a large kitchen/dining space with doors out to the garden and part vaulted ceiling with rooflights. There is a range of wall and base units and work surfaces with integrated electric oven and gas hob in addition to tiled flooring and a door to the bathroom. The tiled bathroom features a three piece suite with corner bath and cupboard housing the gas fired boiler.

The first floor landing has a loft hatch and wooden floors flow throughout the entire upstairs accommodation. Bedroom one is a large double room at the front with twin windows and a built in cupboard. Bedroom two is another generous double room at the back, quietly overlooking the garden. Bedroom three is a well proportioned single room, also at the back.

Outside - The enclosed front garden has gated access and a further side gate to the rear garden. The particularly long rear garden is very private and established with a mix of paved, lawned and planted areas as well as a greenhouse, an outside tap and power sockets.



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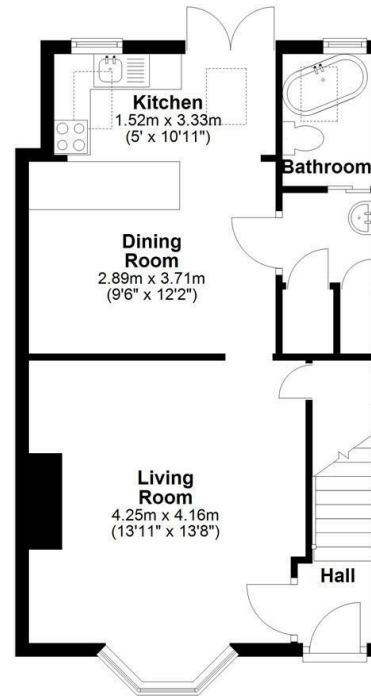
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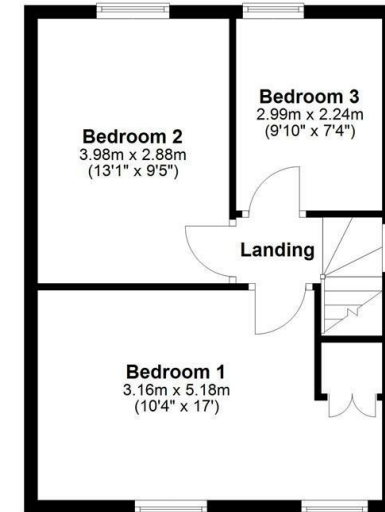
Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Total area: approx. 83.4 sq. metres (897.6 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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