



Bush & Co.



10 Tamarin Gardens, Cherry Hinton, Cambridge, CB1 9GH

Guide Price £600,000 Freehold



Energy Rating Band C

Cherry Hinton is located south-east of Cambridge and benefits from many local facilities. As a self-contained village on the periphery of Cambridge, there are a wide range of shops and services, primary and nursery schooling, a library, and the nearby Cherry Hinton Hall Park. Accessible to Addenbrookes Hospital and ARM holdings.

The accommodation is detail, UPVC front door to entrance hall, with stairs to first floor, cupboard and radiator, cloakroom with WC and hand wash basin. Kitchen fitted with a sink unit and range of wall and base storage units, electric hob and oven, plumbing for dishwasher, extractor hood, fridge space, cupboard housing gas fired boiler serving hot water and central heating, radiator.

Sitting/ dining room with vinyl flooring and doors leading to the rear garden, dodo rail and radiators. Study with access to a loft space and a radiator, a utility room with plumbing for a washing machine, door to the rear garden. Bedroom 3 a double room with double-glazed windows to the front elevation and a radiator, with an ensuite shower room. First floor landing 4 bedrooms with a shower room, 2 ensuite shower rooms, and access to loft space.

Outside is ample parking to the front, which is laid to gravel. To the rear is an enclosed garden with timber decking adjacent to the rear of the house, lawn, and the garden is enclosed with a brick wall and timber fencing.

Tenure: Freehold.

Services: mains water, drainage, gas, and electricity.

Council Tax: D



Exceptional service in Cambridge and the surrounding villages

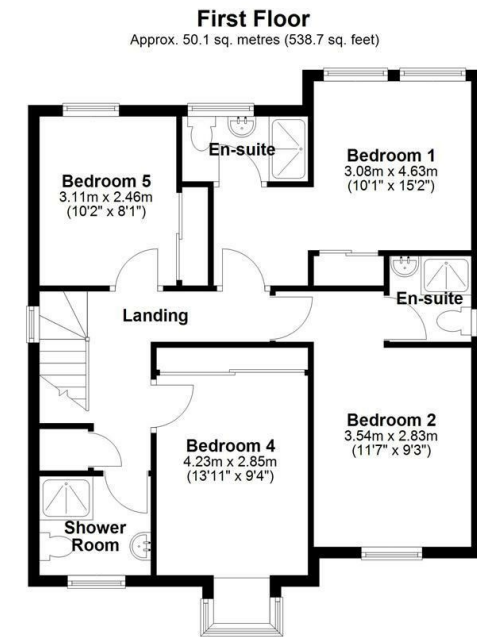
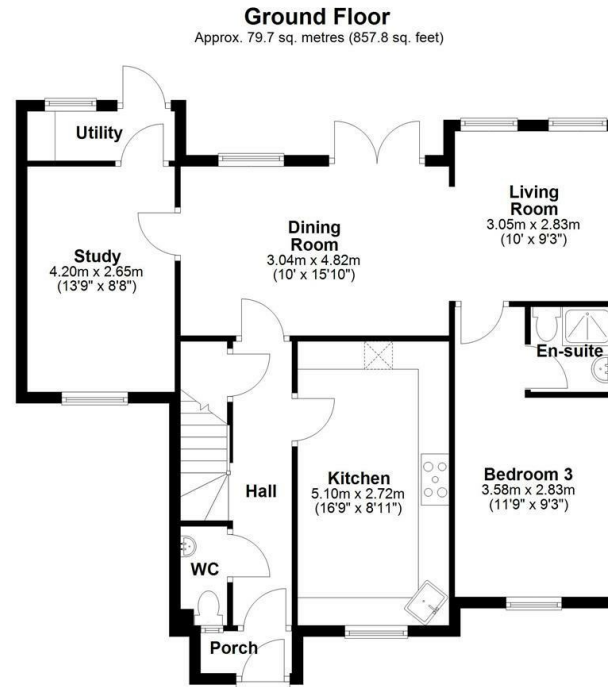
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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



Total area: approx. 129.7 sq. metres (1396.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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
CB1 3AN
www.bushandco.co.uk

