



Bush & Co.



42 Burlton Road, Cambridge, CB3 0GS

Guide Price £425,000 Freehold



Energy Rating Band

Burlton Road is a select development, built in 2011 and set just off the Huntingdon Road number 42 has well planned accommodation measuring over 1000 SQFT.

In brief the accommodation consists; A wide entrance hall has stairs to the first floor, under stair storage, there is a WC with wash hand basin. The open plan living/dining room has windows to rear garden and patio doors. The modern kitchen, has a range of matching cabinets and drawers, ample worksurfaces, integrated appliances include, oven, dishwasher and washing machine finished with contemporary tiling.

The first floor, has 3 bedrooms, 2 doubles and comfortable single, all off a central landing, stairs lead to the roof terrace. The principal bedroom, is a good size double with built in wardrobe, floor to ceiling windows to front aspect, en-suite shower room, WC, hand wash basin Bedroom 2 is a double, bedroom 3 a comfortable single. The family bathroom has a bath with shower over WC, hand wash basin.

On the second floor, there is a roof terrace, which has wooden decking and glass balustrade.

Outside, there a small patio area, allocated parking for one vehicle.

Burlton Road is a convenient city location set just off the Huntingdon Road via Lawrence Weaver Road and is within easy reach of the city centre and Eddington and falls within the school catchment for Mayfield Primary School and Chesterton Community College. The new Cambridge University primary school is also within close proximity.



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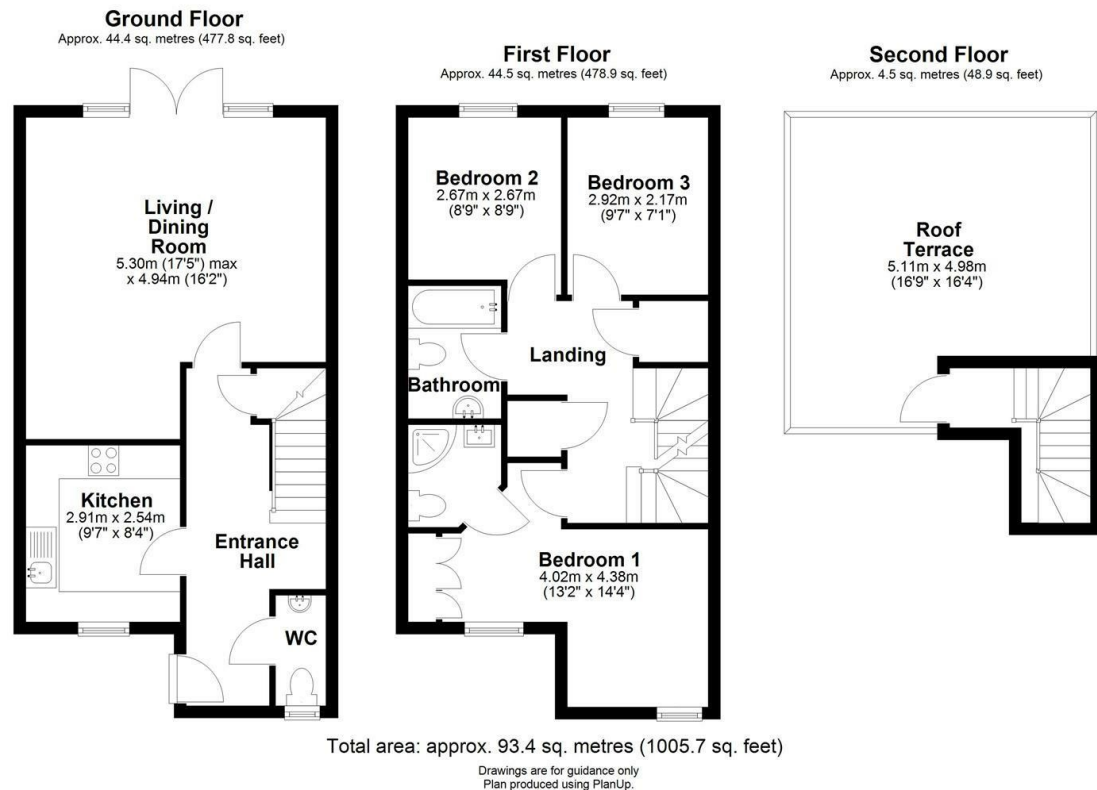
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Further Information

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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