



Bush & Co.





## 116 Ross Street, Cambridge, CB1 3BU

Guide Price £685,000 Freehold



Ross Street is a desirable residential location in the heart of Romsey Town, within walking distance of the historic city centre, mainline railway station and all the independent shops and cafes Mill Road is famous for. The Addenbrooke's Hospital Biomedical Campus and other major employers are within easy cycling distance. The area offers convenient access to nearby parks, meadows and the River Cam and there are excellent schools for all ages close by. Permit-free parking is readily available, adding everyday convenience.

The property is a sensational period home which has been meticulously re-furbished and improved throughout, retaining many original features with an attention to detail rarely seen. The single storey rear extension and superb loft conversion have added significant useable space to this beautiful light filled home, which is sold with the advantage of no upward chain.

The glazed panel front door leads to a welcoming entrance hallway with Amtico tile flooring and stairs to the first floor. There is an exceptional open plan living/dining room with dual aspect windows, a lovely cast iron fireplace with ornate surround, exposed wooden flooring, alcove shelving and an under stairs cupboard. The re-fitted high specification kitchen comprises a range of wall and base units and quartz work surfaces with inset sink. A full complement of integrated appliances include double ovens, electric hob with extractor canopy over, dishwasher, washer dryer, fridge and freezer. The kitchen opens up to a sunny breakfast room with vaulted ceiling and multiple windows and rooflights in addition to a door which leads out to the rear garden.

The first floor landing has stairs rising to the second floor and allows access to both bedrooms and bathroom on this level. Bedroom two is a large double room, spanning the full width of the house at the front, with two windows, a cast iron fireplace and exposed wooden floor whilst bedroom three is a further double room, quietly positioned at the back, with a cast iron fireplace and exposed wooden floor. The well appointed bathroom features a traditional three piece suite with a roll top bath, w.c and wash basin. A cupboard houses the gas fired combination boiler and there is wooden flooring and part tiled walls.

The spacious and light top floor accommodation has been cleverly crafted to create a superb principal bedroom with double French doors to a glass Juliet balcony as well as Velux rooflight. There is a bank of bespoke fitted wardrobes, cupboards and drawers as well as useful eaves storage. The adjacent shower room has a modern three piece suite, chrome heated towel rail and tiled walls.

Outside - There is a shallow gravelled frontage behind a low level brick wall with quarry tiled pathway to the front door. The exquisite landscaped rear garden features paved and lawned areas with shaped borders, a timber shed and lockable side 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.

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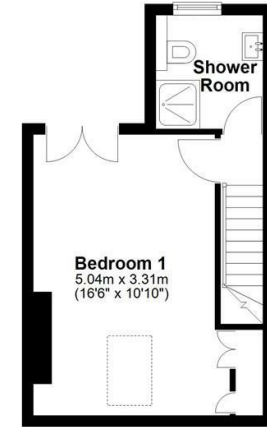
**Ground Floor**  
Approx. 44.7 sq. metres (481.2 sq. feet)



**First Floor**  
Approx. 36.8 sq. metres (395.8 sq. feet)



**Second Floor**  
Approx. 25.1 sq. metres (270.5 sq. feet)



Total area: approx. 106.6 sq. metres (1147.5 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

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