



Bush & Co.



63 Argyle Street, Cambridge, CB1 3LS

Guide Price £675,000 Freehold



An extended and finely improved mid terrace 3-bedroom Victorian family home with accommodation arranged over 3 floors, located moments from Mill Road, being sold with no onward chain.

63 Argyle Street is a finely appointed 3-bedroom family home, that has been cleverly extended to provide beautiful accommodation arranged over 3 floors, measuring 1143 SQ FT. The property is located just off the vibrant Mill Road with all the independent shops, cafes and amenities this area has to offer.

In brief the accommodation consists of; Entrance hallway with stairs rising to the first floor. The living/dining room is open plan in design, with original stripped floorboards, cast iron fireplace with decorative tiling and surround, storage cupboard under the stairs, window to front aspect, window and door through to the kitchen.

The kitchen/breakfast room is a stunning, beautifully designed space, with under-floor heating and vaulted ceilings, there is a range of matching cabinets and drawers as well as an island for informal dining. Integrated Bosch appliances include dishwasher, double oven, integrated washing machine and fridge freezer. There are patio doors that lead to the rear garden and 4 Velux windows. Finished with herringbone flooring.

The first floor accommodation has 2 double bedrooms, both with exposed wooden floorboards. The family bathroom has a bath with shower over, WC, hand wash basin and is finished with modern tiling.

The second-floor accommodation has the principal bedroom with feature exposed brick work, eaves storage, en suite shower, WC and hand wash basin. Finished with contemporary tiling.

Outside, the rear garden is low maintenance, there is a patio area, the remainder is wooden decking with a seating area. A secure wooden gate gives rear access from Cockburn Street.

Argyle Street is quietly nestled off Mill Road in the heart of Romsey Town, offering easy access to all the independent shops and cafes Mill Road has become famous for. The mainline railway station is just a few minutes' walk or cycle, whilst the historic city centre is around 1 mile away and the Addenbrookes Hospital Biomedical Campus around 2 miles. Residents of Romsey Town are spoilt for choice when it comes to local facilities, and the area has a superb community feel.



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.

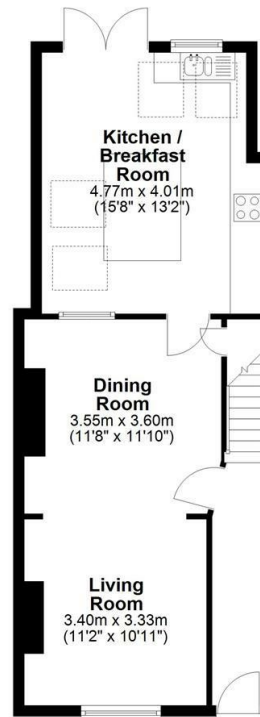
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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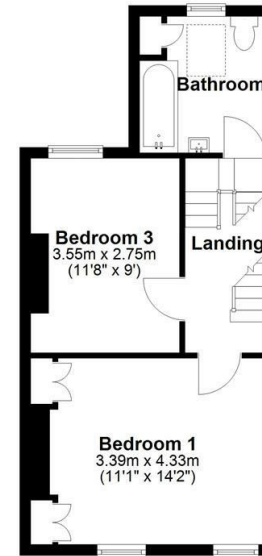
Contact us for a free valuation of your property
01223 246262
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Established. Independent. Passionate

Ground Floor
Approx. 49.5 sq. metres (532.8 sq. feet)



First Floor
Approx. 36.7 sq. metres (394.9 sq. feet)



Second Floor
Approx. 20.0 sq. metres (215.6 sq. feet)



Total area: approx. 106.2 sq. metres (1143.3 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

www.bushandco.co.uk

