



Bush & Co.



20 Trafalgar Road, Cambridge, CB4 1EU

Guide Price £695,000 Freehold



Trafalgar Road is situated just to the north of the river with access from Chesterton Road. There is good local shopping around Mitchams Corner with primary schooling at Milton Road and a number of excellent independent schools within easy reach. The historic city centre can be approached on foot or bicycle via nearby Midsummer Common and Jesus Green.

The property is a very well proportioned period town house which has been extended and improved in recent years. There are double glazed windows and gas radiator central heating and the house is being sold with the advantage of no upward chain.

The front door opens into an entrance lobby and onwards to a cloakroom with two piece w.c suite. The tremendous open plan sitting/dining room has particularly high ceilings and there is a flame effect gas fire. Stairs lead up to the first floor and an opening leads you through to the superb kitchen/breakfast room, which occupies a full width extension with vaulted ceiling and exceptional light courtesy of glazed panel doors and rooflights. There is a comprehensive range of wall and base units and timber work surfaces with integrated appliances including electric double ovens and hob with extractor over, washing machine, tumble dryer and dishwasher in addition to freestanding fridge and freezer which can be included.

The first floor landing has a loft hatch with pull down ladder to a boarded loft space with rooflights. The principal bedroom sits quietly at the back and is a large double room with vaulted ceiling, rooflight and built in wardrobe. Bedroom two is another generous double room, at the front, with a built in wardrobe and bedroom three is a single room, also at the front. The bathroom features a three piece suite with shower over the bath and there is a rooflight providing natural light.

Outside - The enclosed rear garden has paved and lawned areas with outside lighting and tap. At the bottom sits a brick built double garage with power connected and motorised roller shutter door. Access is via a shared lane from Chesterton Road. The garage offers potential to be converted in to studio space STP.



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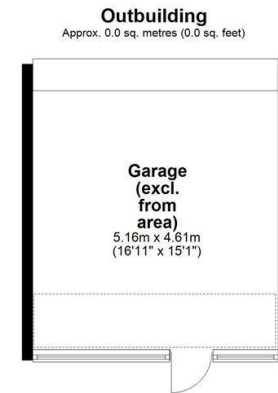
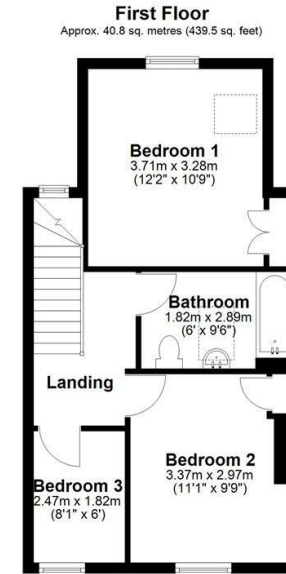
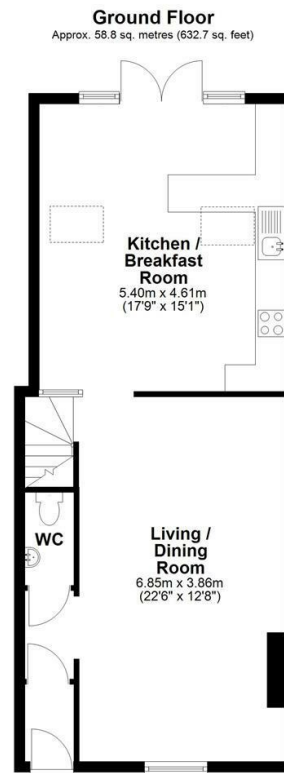
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Total area: approx. 99.6 sq. metres (1072.2 sq. feet)

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

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