



Bush & Co.



48 St. Stephens Place, Cambridge, CB3 0JE

Guide Price £315,000 Leasehold



Energy Rating Band C

Located in Cambridge, St Stephens Place is a small residential street connecting to Westfield Lane and is close to Huntingdon Road (A1307) and Histon Road (B1049). Bus routes along Huntingdon Road and Histon Road provide easy access to the city and surrounding areas. Cambridge city centre is just over 1 mile away, offering a wide range of restaurants, cafes, and retail options.

Accommodation in detail, secure communal entrance hall with stairs to the second floor. Timber front door to the entrance hall with 2 storage cupboards and a radiator. Sitting/ dining room with large, double-glazed windows with a dual aspect, and radiators. Kitchen with sink unit and range of wall and base units, electric cooker point and extractor, gas-fired boiler serving hot water and central heating, fridge space and plumbing for washing machine. 2 bedrooms with double-glazed windows and radiators. Bathroom with panel bath with shower over, hand basin, WC, tiled surrounds and radiator.

Outside are communal gardens and an allocated parking space.

Tenure; Leasehold term 189 years from 25 December 1984. 148 years remaining.

Maintenance charges; £1,090 PA

Services; mains water, drainage, gas and electricity

Council Tax; C



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.

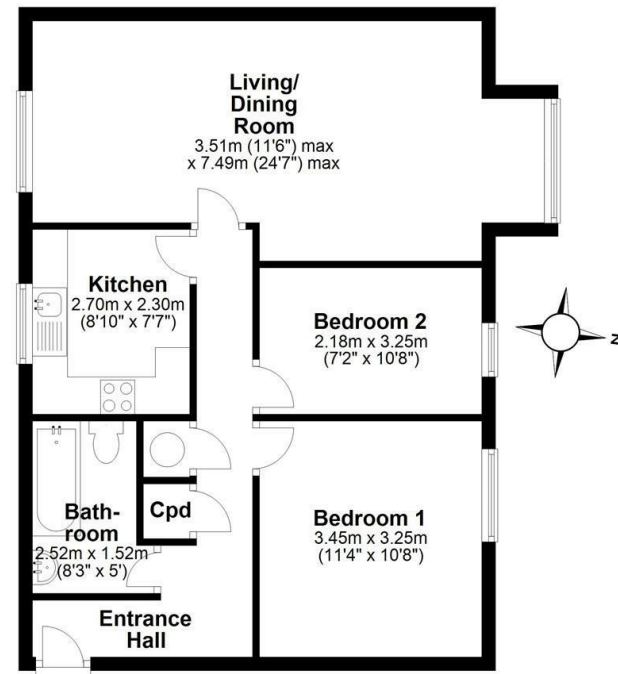
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

Floor Plan
Approx. 62.6 sq. metres (673.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

48 St Stephens Place, Cambridge

Further Information

Tenure - Leasehold

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

