



Bush & Co.



11 Queens Meadow, Cambridge, CB1 3JN

Guide Price £450,000 Freehold



Queens Meadow is located in an established part of Cherry Hinton, off Coldhams Lane, with plentiful shops and amenities nearby as well as larger Tesco and Sainsbury supermarkets. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages in the area and transport links are well catered for with regular bus services and convenient access to the A14.

The property is an extended semi-detached house with generous and well maintained ground floor accommodation and particularly large gardens. There are double glazed windows and a gas fired radiator central heating system. Sold with the advantage of no upward chain.

The entrance hall has stairs leafing to the first floor with an under stairs cupboard and there is a cloakroom with w.c and wash hand basin. The open plan living/dining room is a spacious area with gas fire and glazed panel double doors to the sun room which has access to the garden. The re-fitted kitchen comprises a range of wall and base units and work surfaces with a wall mounted gas fired boiler and opening to the rear lobby which provides access to the garden and modern three piece re-fitted bathroom.

The first floor landing offers a window and loft hatch. The principal bedroom is a large room at the front with twin windows and a recessed cupboard. Bedroom two is well proportioned with a window overlooking the garden and airing cupboard. Bedroom three is a comfortable single room at the back.

Outside - The front garden sits behind a low level fence with gated access which can provide secure parking for a small car. Further parking bays are provided around the central green for residents use. The enclosed rear garden is generously proportioned and laid to lawn with a paved patio area, planting and various sheds as well as side access, security lighting and tap.



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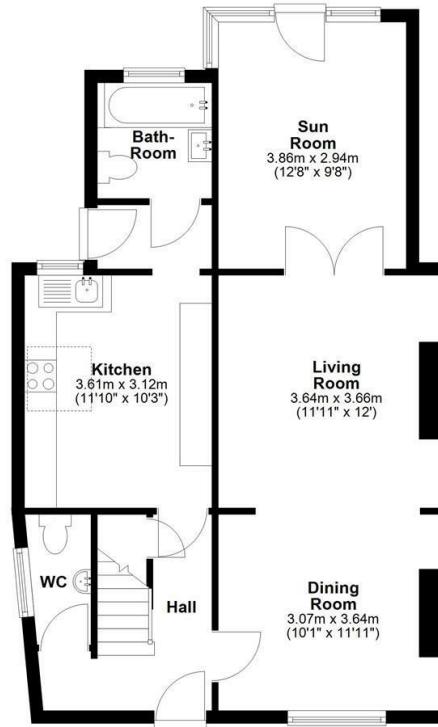
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Ground Floor

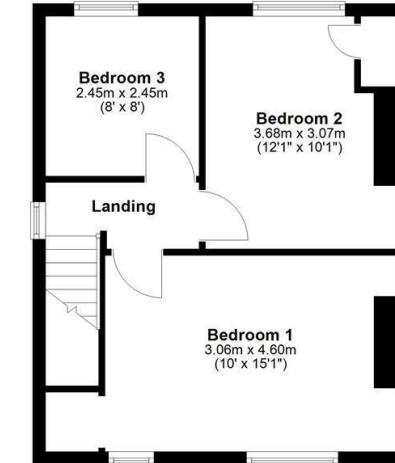
Approx. 62.9 sq. metres (677.3 sq. feet)



Total area: approx. 100.8 sq. metres (1084.9 sq. feet)

First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



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

