



# Bush & Co.



# 23 York Terrace, Cambridge, Cambridgeshire, CB1 2PR

By Auction £370,000 Freehold



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Energy Rating Band C

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £380,000

23 York Terrace, is a 2-bedroom mid terrace home of brick elevations under a tiled roof, located in a popular residential no through road. The well-planned accommodation is arranged over 2 floors, measuring 729 SQFT there is huge scope to extend into the loft space creating an additional bedroom. The property is perfect for a first time buyer or investor.

In brief, the accommodation consists; a welcoming entrance hallway, with space for footwear and coats, stairs rising to the first floor.

The kitchen, has a range of matching cabinets and drawers, ample worksurfaces, integrated oven, 4 ring gas hob with extractor above, dishwasher, washing machine and fridge freezer with window to front aspect.

The large open plan living/dining room is a great space for entertaining with high ceilings and a feature open fireplace and surround, under stair storage and patio doors with windows either side, lead out to the garden.

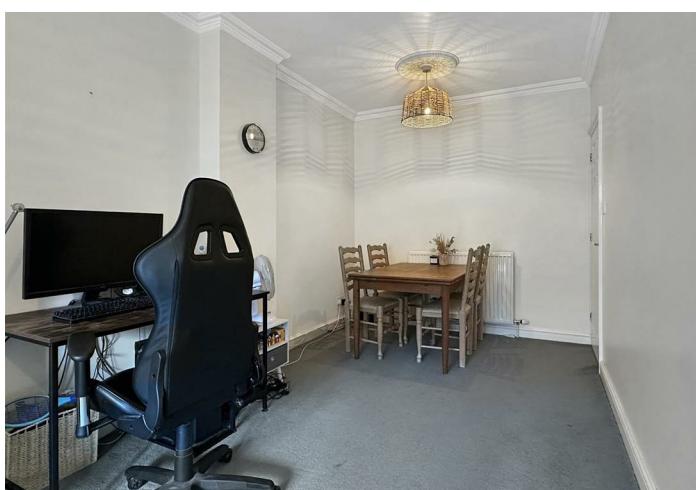
On the first floor, there are 2 double bedrooms off a central landing, which is wide enough to facilitate staircase for extension into the loft space, which is completely boarded. The principal bedroom is located to the rear of the property, with built in wardrobe and benefiting from en suite shower, WC and hand wash basin. Bedroom 2 again is a double with built in wardrobe.

The family bathroom has a bath, WC, hand wash basin finished with tiling.

Outside; The rear courtyard West facing garden, has a patio area with shrub borders. A secure wooden gate gives access to rear passageway, which in turn leads back on to York Terrace.

York Terrace is a desirable no through road situated in a prime location within easy reach of the city centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large-scale world-class science hubs as well as further general commercial and residential improvement schemes.

The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parker's Piece.





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**Ground Floor**  
Approx. 33.7 sq. metres (363.3 sq. feet)

**First Floor**  
Approx. 34.0 sq. metres (365.7 sq. feet)

**Living / Dining Room**  
7.16m (23'6") x 3.57m (11'9") max

**Kitchen**  
2.25m x 2.45m (7'5" x 8')

**Hall**

**Bedroom 1**  
3.06m x 3.55m (10' x 11'8")

**En-Suite**

**Landing**  
4.00m x 1.78m (13'1" x 5'10")

**Bathroom**

**Bedroom 2**  
2.29m x 3.56m (7'6" x 11'8")

Total area: approx. 67.7 sq. metres (729.0 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  
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