



Bush & Co.



45 Beaumont Road, Cambridge, CB1 8PU

Guide Price £1,000,000 Freehold



Energy Rating Band C



Accommodation offers, front door to entrance hall with stairs to first floor, storage cupboard and radiator, Cloakroom with WC, hand wash basin and radiator. Sitting room with a Victorian style fire place with wood surround, parquet flooring, double glazed window to front elevation and radiator, French doors to dining room with door to kitchen and radiator, kitchen breakfast room with gas hob, electric oven, plumbing for dishwasher, vaulted ceiling and doors and windows with access and views of the rear garden, radiator, utility and boot room.

First floor landing with stairs to second floor, 4 bedrooms, family bathroom and en-suite shower room. Second floor principal bedroom with far reaching views and en-suite shower room.

Outside is a paved driveway providing ample off-street parking and a gated side pedestrian access to the rear garden. To the rear is a wonderful garden with terrace, lawns, beds, trees and shrubs. Garden store.

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Council Tax: F





Exceptional service in Cambridge and the surrounding villages

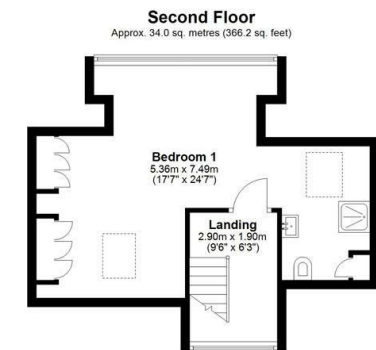
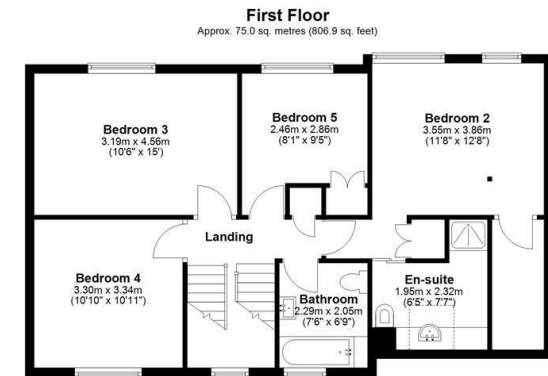
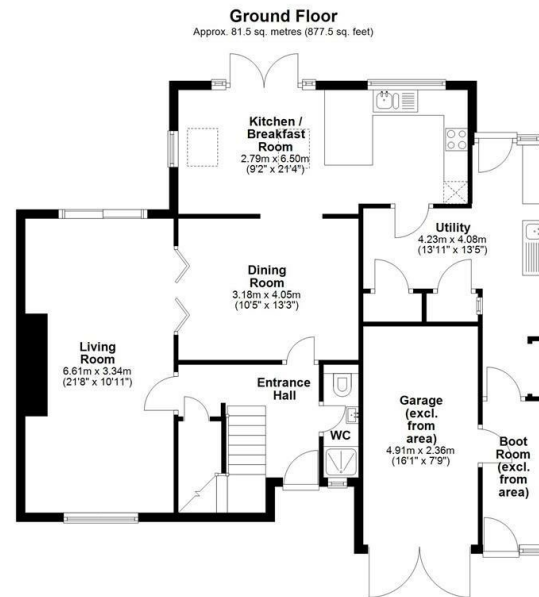
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At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
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- * Dedicated sales progression
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Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



Total area: approx. 190.5 sq. metres (2050.7 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band

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

