



Bush & Co.



## 117 Kelsey Crescent, Cambridge, CB1 9XX

Guide Price £415,000 Freehold



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Energy Rating Band C

In brief, the accommodation consists of: A porch leads to a wide entrance hallway, with stairs rising to the first floor. The living room has wood-effect flooring and is a light and airy room with a large window to the front aspect. The re-fitted kitchen is modern in design, there is a range of matching cabinets and drawers, an integrated oven, a 4-ring hob with extractor above, ample work surfaces, an integrated dishwasher and fridge freezer, space and plumbing for an appliance, and an under-stair storage cupboard. There is space for a dining table and chairs, and patio doors lead out to the rear garden.

On the first floor, there are 3 bedrooms off a central landing with a storage cupboard. Bedroom 1 is a double, with a window to the front aspect and a built-in wardrobe. Bedroom 2 again is a double, and Bedroom 3 is a comfortable single. The stylish shower room has a shower, WC, hand wash basin, finished with floor-to-ceiling contemporary tiling.

Outside, the property is set back from the road, and a pathway leads to the front door. There is a garage and further off-street parking close by. The rear garden has a patio area; the remainder is laid to lawn. A pathway leads to the garage at the foot of the garden; a secure timber gate gives rear access.

Kelsey Crescent is located off Fulbourn Old Drift in an established part of Cherry Hinton with plentiful shops, supermarkets and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles, and the historic city centre is around 3 miles. There is good schooling for all ages nearby, and transport links are well catered for with regular bus services and convenient access to the A14.





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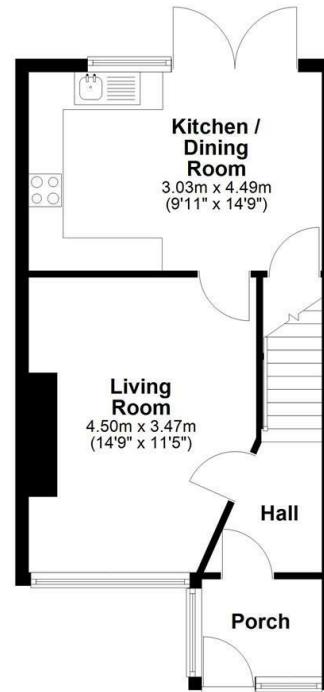
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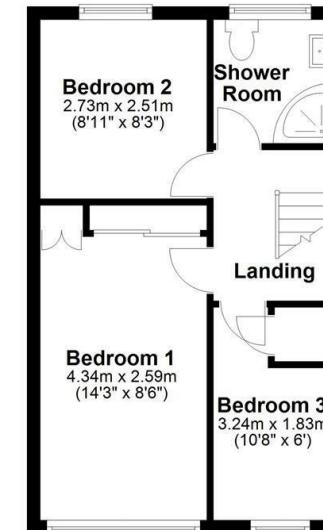
### Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



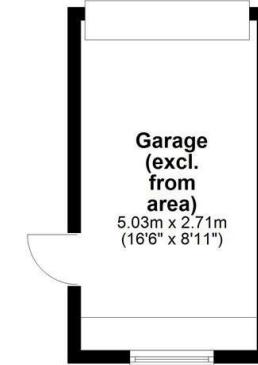
### First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 71.8 sq. metres (773.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### 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  
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