



Bush & Co.



# 115 Cavendish Road, Cambridge, Cambridgeshire, CB1 3AE

Guide Price £725,000 Freehold



Energy Rating Band C

Location: Cavendish Road is a popular residential location in the heart of Romsey town, in a desirable position on the South side of the city. Mill Road offers a wealth of independent shops, cafes and facilities and allows easy access to the mainline railway station, the city centre and Addenbrookes hospital biomedical campus.

On the ground floor, a modern timber front door with leaded glazed panels and fan light opens to the entrance hall, with tiled flooring and stairs rising to the first floor. The sitting room features a bay window with timber double-glazed units, a wood burner set in a stone hearth with timber mantel, fitted shelving, picture rails, and underfloor heating. The kitchen/dining room is fitted with a Belfast sink, a range of storage units, a Gas Rangemaster oven, an American-style fridge freezer, a larder cupboard, and a large wooden island with a dishwasher. A roof light and bi-fold doors open to the rear garden, complemented by underfloor heating. A cloakroom with a hand basin and WC completes the ground floor

The first-floor landing provides access to the loft and storage. Bedroom one has two timber sash windows, an original cast-iron fireplace with painted surround, a fitted wardrobe, and a radiator. Bedroom two also features an original cast-iron fireplace with a painted surround and radiator. The rear landing houses the gas-fired boiler. Bedroom three enjoys a vaulted ceiling and rear garden views through a double-glazed window. The bathroom offers a modern suite with a panelled bath, rainfall shower, hand basin, WC, window, and heated towel rail.

Externally, the property has a front garden with a path to the entrance, and a long rear garden laid to lawn with a paved terrace, side access, and a timber shed.

Tenure; Freehold

Services: mains water, drainage, gas and electricity.

Council Tax; C

Agent's Note Planning reference 25/01874/FUL



## Exceptional service in Cambridge and the surrounding villages

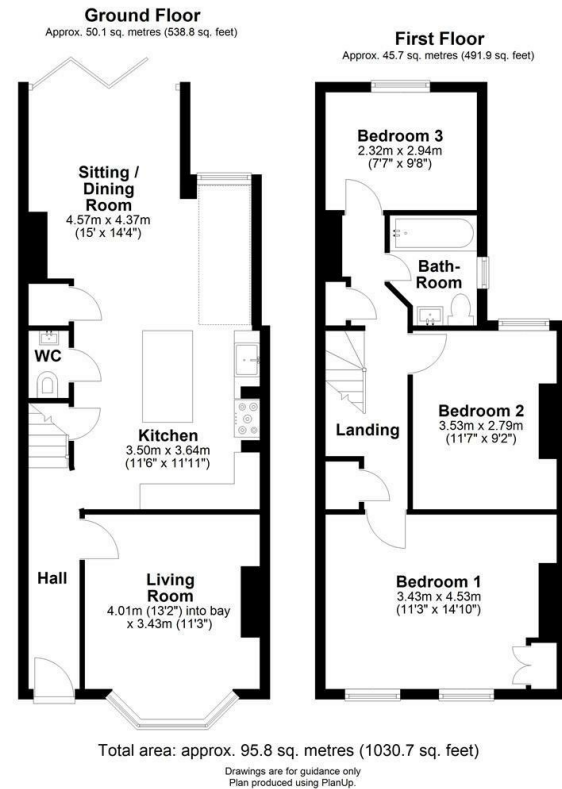
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## Further Information

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

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