



Bush & Co.



61 Histon Road, Cambridge, Cambridgeshire, CB4 3JD

Guide Price £425,000 Freehold



Histon Road is situated on the north side of Cambridge, offering excellent access to the city centre, the Science and Business Parks on Milton Road, and the A14 and M11. Regular bus services and dedicated cycle routes provide convenient links into the city, while a wide range of local amenities are within easy reach, including supermarkets, cafés, independent shops and schooling for all ages.

Offered for sale with no onward chain, this modern terraced home provides well-proportioned accommodation with two bedrooms, a study and family bathroom on the first floor, together with an open-plan sitting room and kitchen and a cloakroom on the ground floor. The property further benefits from double glazed windows, gas-fired central heating, and enclosed front and rear gardens.

A timber entrance door opens into the entrance lobby, which has a tiled floor and radiator. The cloakroom is fitted with a WC, wash hand basin, extractor fan and radiator. Beyond, the open-plan sitting room provides an excellent living space with stairs rising to the first floor and double glazed patio doors opening onto the rear garden, allowing plenty of natural light. The adjoining kitchen is fitted with a one-and-a-half bowl sink unit, a range of wall and base units, a gas hob with electric oven, dishwasher, washing machine and fridge/freezer, together with the gas-fired boiler serving the central heating and domestic hot water.

The first-floor landing leads to the principal bedroom, which overlooks the rear garden and benefits from a built-in double wardrobe. There is a further double bedroom to the front, together with a separate study, which provides an ideal home office or occasional bedroom. The family bathroom is fitted with a panelled bath with shower over, wash hand basin, WC, heated towel rail and inset ceiling lighting.

Outside, the property is set behind a shallow front garden with planted shrubs and a pathway leading to the entrance. The enclosed rear garden has been attractively landscaped with a paved terrace, lawn, mature shrubs, a timber garden shed and gated rear access.

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Council Tax: Band C



Exceptional service in Cambridge and the surrounding area

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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
- * Social media campaigns
- * Professional quality photography
- * Media tours

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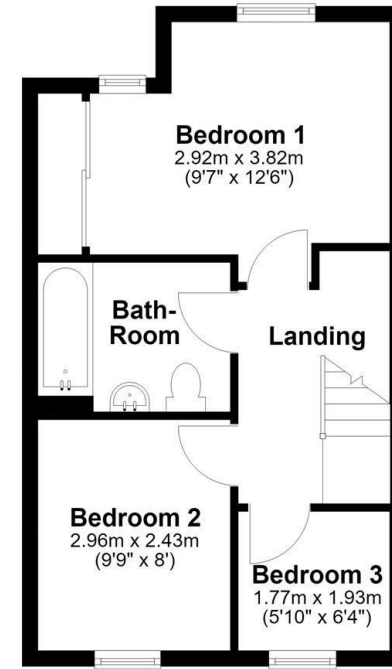
Ground Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 68.6 sq. metres (738.5 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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.