



Bush & Co.



63 Mowbray Road, Cambridge, CB1 7SR

Guide Price £850,000 Freehold



Energy Rating Band D

Location:

Mowbray Road is located off Cherry Hinton Road in one of Cambridge's most popular residential areas, allowing convenient access to the main line railway station, Addenbrooke's Hospital and a range of services and shopping outlets in close proximity. The location is within the catchment area of Morley Memorial Primary School and close to Hills Road 6th Form College. Location allows access to local facilities, including a COOP food store and a number of shops.

Accommodation in detail:

Ground floor; Timber and glazed front door to entrance porch with wood effect flooring, door to entrance hall with stairs to first floor, storage cupboards and radiator. Shower room with shower cubicle, hand basin, WC, tiled surrounds and heated towel rail. Family/ bedroom 5 with double-glazed bay window and radiator. Living room with a gas fire and stone surround and a radiator. Sitting room with French doors to the rear garden, inset lighting and radiator, opening to the kitchen/ dining room, which has been superbly designed and offers great family space with underfloor heating and bi-fold doors to the rear garden, double-glazed Velux window. The units are of a contemporary style with a ceramic sink unit, a range of wall and base units, space for a range cooker and American style fridge. Double-glazed window to front elevation. Utility with storage cupboards and plumbing for a washing machine and tumble dryer.

First-floor landing with access to loft space. Bedroom 1 has a range of built-in wardrobes and a radiator. Bedroom 2 with a range of fitted wardrobes and a radiator. Bedroom 3 with a radiator. Bedroom 4 with a radiator, and Bathroom.

Outside. To the front of the house is a driveway providing parking for 2 cars, with side access to the rear garden. A substantial paved terrace adjacent to the rear of the house, lawn, cultivated flower beds and shrubs. Timber shed and greenhouse.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; Band C



Exceptional service in Cambridge and the surrounding area

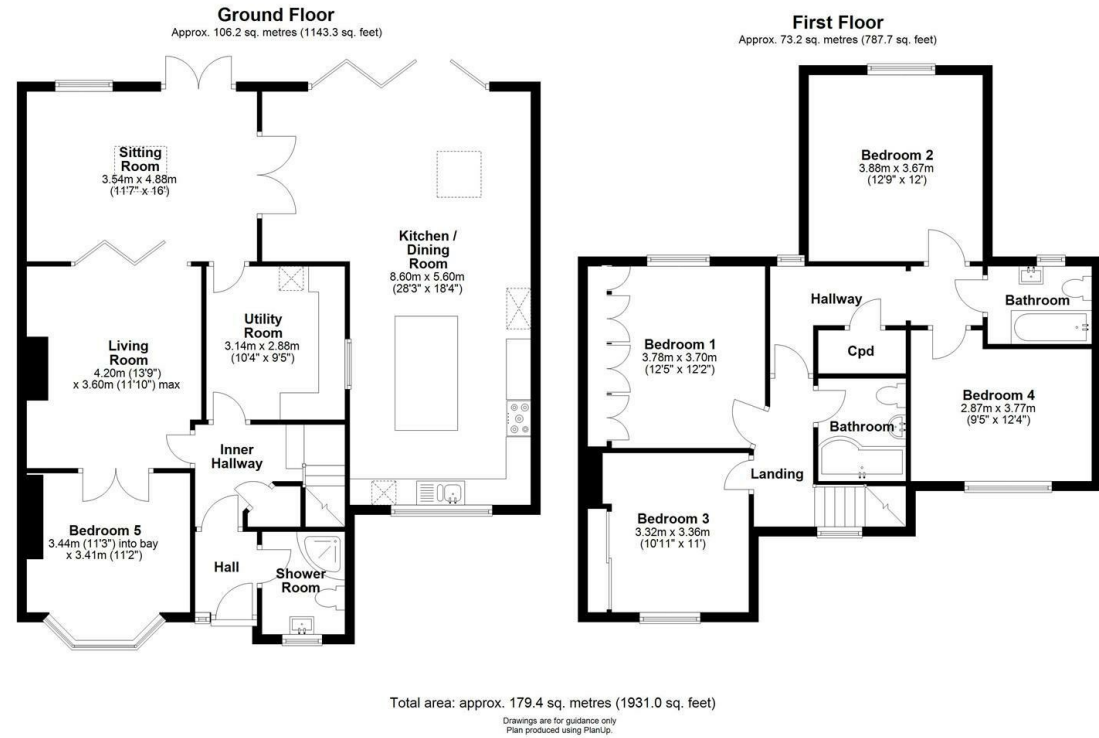
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At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
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01223 246262
sales@bushandco.co.uk



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.