



Bush & Co.



119 Howard Road, Cambridge, CB5 8QT

Guide Price £425,000 Freehold



Howard Road is conveniently located for access to the Cambridge north railway station which is just 1.2 miles away via the chisolm trail. The A14 is also within easy reach and there are many large employers in the area. There are several local shops within walking distance and larger retail facilities and supermarkets are also accessible.

The property is a semi-detached house, offered for sale with the advantage of no upward chain, with a generous garden, double glazed windows and a gas radiator central heating system.

The house is of non-standard construction being Laing Easiform concrete. This should not create any problem with mortgage lending but you should seek independent advice.

The porch has an entrance door and window, with further door leading to a spacious hallway, which includes stairs to the first floor and access to the living room.

The well proportioned living room has a gas fire and opens into a separate dining room.

The fitted kitchen comprises a range of wall and base units, a ceramic butler sink and wall mounted gas fired boiler. A door leads to the covered side passageway, which runs front to back, with store room, w.c and access doors to front and rear gardens.

The first floor landing has a window to side and loft hatch. The first floor accommodation includes two generous double bedrooms, both with built in cupboards and a comfortable single bedroom in addition to a modern three piece shower room.

Outside - The front garden is mainly gravelled with planting and vehicular access providing off street parking, which could be extended.

The superb enclosed rear garden is laid to lawn with mature planting and a paved patio area.



## Exceptional service in Cambridge and the surrounding area

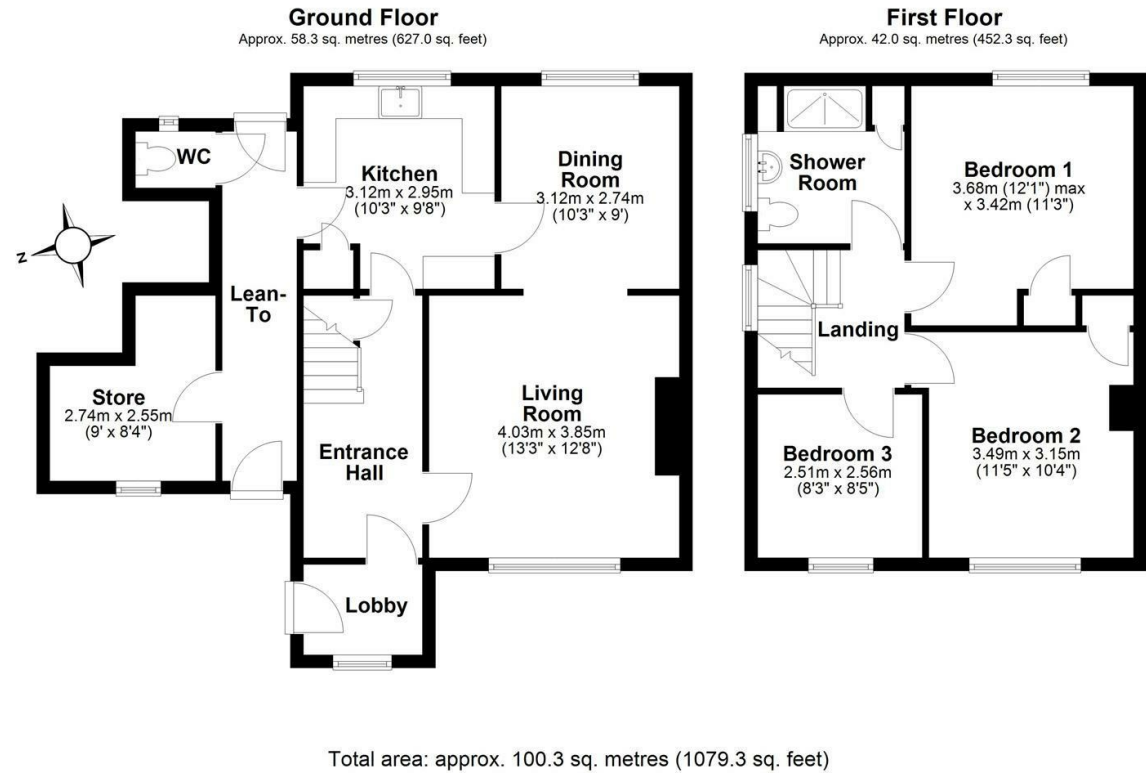
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

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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

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.