



Bush & Co.



63 Catharine Street, Cambridge, CB1 3AW

Guide Price £425,000 Freehold



Energy Rating Band C

Catharine Street is a charming Victorian cottage with 2 bedrooms and a first-floor bathroom, gas-fired central heating, double-glazed windows and north west facing rear garden. The house comprises a sitting room with wood burning stove, a dining room, a fitted kitchen and is well presented and NO CHAIN.

Catharine Street is located off Mill Road in the Romsey Town area. The Romsey Town area has a unique atmosphere and offers many local facilities, including a wide range of retail shops and services, a number of parks and schooling for most ages. Mill Road is conveniently situated for the main-line station to London Liverpool Street and Kings Cross, Addenbrookes Hospital and the City Centre.

Accommodation in detail;

Ground floor, Modern panel front door to sitting room with a fireplace fitted with a wood-burning stove and stone hearth, double-glazed window and radiator. Dining room with stairs to the first floor and a storage cupboard, radiator. Kitchen with one and a half sink units and cupboards below, a matching range of wall and base units, an electric cooker point, fridge space and plumbing for a washing machine, with a door to the rear garden.

First-floor landing with access to loft space. Bedroom 1 with a double-glazed window, storage cupboard and radiator. Bedroom 2 with a window overlooking the rear garden, a cupboard, housing gas fired combination boiler and a radiator. Bathroom with panel bath and shower over, hand basin, WC and radiator.

Outside is a rear garden with a paved terrace, a gravel area, shrubs and plants, timber fencing and a shed, with rear access available.

Tenure: Freehold.

Services; Mains water, drainage, electricity and gas.

Council Tax; Band C



## Exceptional service in Cambridge and the surrounding area

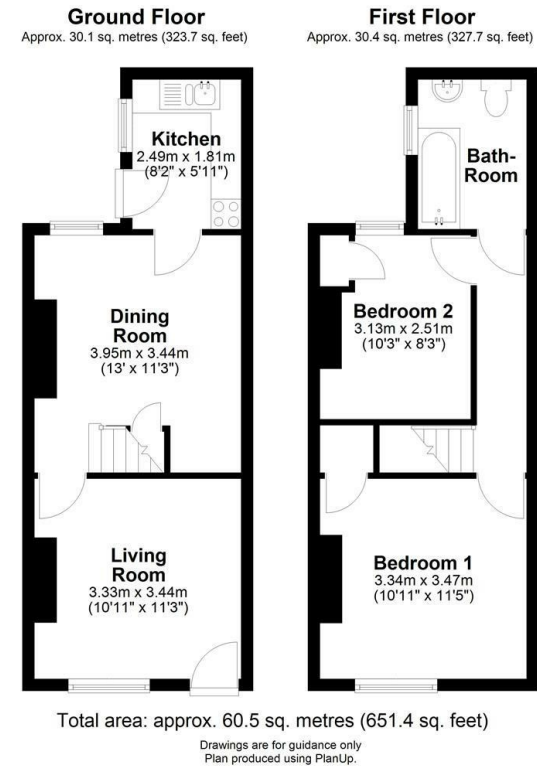
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At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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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.