

Bush & Co.



17 Barnes Close, Cambridge





Guide Price £350,000 Freehold

About the Property

Barnes Close is located on the eastern fringe of Cambridge, off Barnwell Road, offering easy access to many of the cities major reference points. The A14 and Cambridge north railway station are around 1.5 miles away, the historic city centre is 2 miles and the Addenbrookes Hospital Biomedical Campus 2.5 miles. There are many local shops and amenities within a short walk and larger shops and supermarkets are nearby in addition to schooling for all ages.

The property is a modernised terraced house offering spacious and light filled accommodation with the benefit of a generous garden with office/studio and driveway parking to the front.

The entrance door leads to a hallway with stairs to the first floor and wood effect laminate flooring, which proceeds throughout the ground floor. The comfortable living room allows plenty of natural light via the large window to the front. There is a modern re-fitted kitchen which comprises a range of wall and base units and work surfaces with integrated electric oven and hob, extractor, fridge and freezer, as well as plumbing for washing machine. There is a built in larder cupboard, further cupboard housing the gas fired boiler and a door to the rear garden. The separate dining room leads off the kitchen, with a window overlooking the garden.

The first floor landing has a loft hatch and wood effect laminate flooring which continues into both bedrooms. Bedroom one is a large double room, spanning the width of the house at the front with two windows and wall to wall built in wardrobes with mirrored sliding doors. Bedroom two is another generous double room with built in cupboard and window overlooking the garden. The three piece bathroom features a shower bath with glass screen, w.c and wash hand basin in addition to a chrome heated towel rail and window.

Outside - The frontage provides off street parking for up to two cars.

There is a nicely proportioned rear garden with side access, timber shed and outside tap. The brick built studio/office is insulated and has power and lighting.

Property Highlights

- Terraced Family Home
- Modernised Throughout
- Re-Fitted Kitchen & Bathroom
- Two Double Bedrooms
- Two Reception Rooms
- Double Glazing
- Gas Radiator Heating
- Garden Studio
- Driveway Parking

Further Information

Tenure - Freehold

Council Tax - Band C

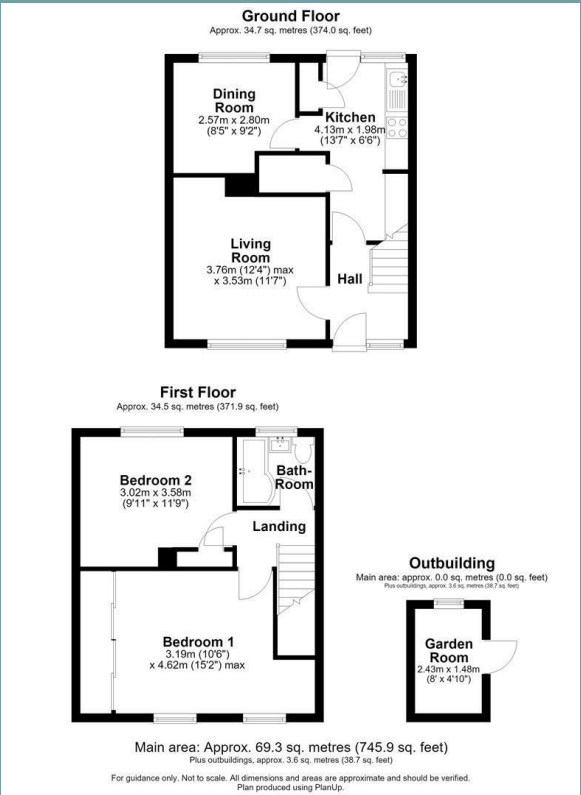
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





17 Barnes Close, Cambridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk