



Bush & Co.



42 Long Reach Road, Cambridge, CB4 1UJ

Guide Price £485,000 Freehold



Energy Rating Band D

LOCATION: The village of Chesterton is a popular suburb located east of the City Centre, with a range of local shops and services, several local Inns and pleasant riverside walks by the Cam. Easy and convenient access to the Cambridge North Railway Station, City Centre, Grafton Centre, Tesco Superstore, Science Park, the A14, and M11. There are frequent bus services to the City Centre.

Accommodation in detail. Ground floor, UPVC front door, sitting room with large picture window to front elevation, stairs to first floor, laminate flooring and radiator. Kitchen/ dining room with a one-and-a-half sink unit with a range of matching wall and base units, gas hob, electric oven, inset lighting, washing machine, fridge space, French doors to the rear garden, tiled flooring, under-stairs cupboard and door to side driveway. First floor landing with access to loft space, cupboard housing gas fired combination boiler serving hot water and central heating. Bedroom 1 with fitted wardrobes, inset lighting and radiator, bedroom 2 with inset lighting and radiator, bedroom 3 with inset lighting and radiator. Bathroom with a panel bath with a shower over, hand basin, tiled walls, extractor fan and radiator. Separate WC.

Outside is a front garden with a block paved driveway, shrub and hedging. Single timber garage side access to the rear garden. The garden is laid to grass with a paved terrace adjacent to the rear of the house. Timber and concrete fencing.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax: D



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.

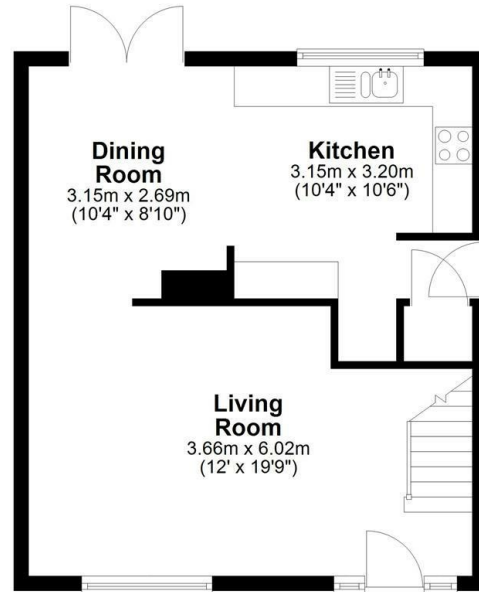
- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
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Contact us for a market appraisal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

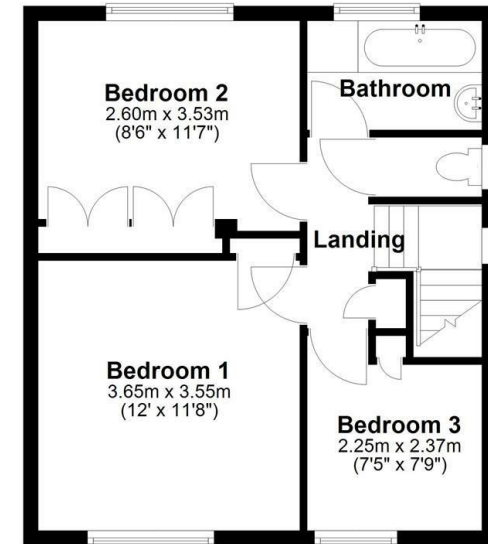
Ground Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Total area: approx. 83.1 sq. metres (894.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band D

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.