



Bush & Co.



26 Devonshire Road, Cambridge, CB1 2BH

Guide Price £550,000 Freehold



A spacious Victorian semi-detached family house with 3 bedrooms, 2 reception rooms, breakfast room, kitchen, shower room and first floor bathroom. The house benefits from gas fired central heating, sash windows side access to an attractive rear garden. The house is offered with NO CHAIN.

Devonshire Road runs between Tenison Road and Mill Road in this highly regarded and accessible area of the city. It is perfectly located for the railway station and is a short walk to the city centre and Botanical Gardens. It is also ideally placed for access to Addenbrooke's Hospital. There are excellent local amenities in the thriving and cosmopolitan Mill Road area, including a wide range of independent shops, cafés, and doctors. It is also within easy reach of schooling for all ages, as well as being close to the university and colleges.

Accommodation in detail.

Ground floor, timber front door with fan light over, entrance hall with stairs to first floor, archway and corbels, timber flooring and radiator. Sitting room with bay window, cast iron fire place with tiled inset and marble surround, picture rails and radiator. Dining room with window to rear and radiator. Breakfast room with timber flooring and radiator. Kitchen with sink unit, electric cooker point, fridge space, gas fired boiler serving hot water and central heating. Rear hall door to the rear garden. Shower room with shower cubicle, hand basin and WC, radiator.

First floor landing with linen cupboard.

3 bedrooms and bathroom with panel bath and shower over, hand basin, WC and radiator.

Outside is a shallow front garden, gated side access to the rear garden, with paved terrace and borders.

Tenure; Freehold.

Services; Mains water, drainage, electricity, and gas.

Council Tax; Band D



Exceptional service in Cambridge and the surrounding area

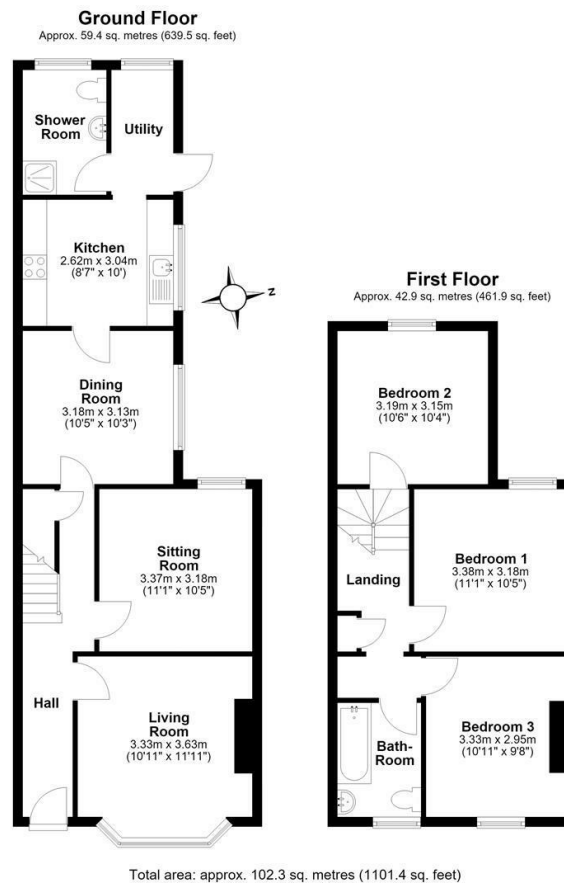
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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
- * Media tours

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk



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.