



Bush & Co.



78 Perne Road, Cambridge, CB1 3RR

Guide Price £700,000 Freehold



Energy Rating Band D

Location. Perne Road is situated on the favoured south side of the city, which is ideally located for access to the railway station and Addenbrookes Hospital Biomedical Campus. There are several shops and supermarkets within walking distance, and the area is well served by schooling for all ages.

Accommodation in detail.

Ground floor Upvc glazed front door, entrance hall with stairs to first floor, storage cupboard and radiator. Cloakroom with hand basin and WC. Sitting/dining room with double-glazed bay window, timber flooring and radiator. Kitchen/breakfast room offering a sink unit, with a range of wall and base cupboards, gas hob, electric oven, patio doors to the rear garden and radiator, utility with sink unit and plumbing for washing machine, and radiator. First flooring, landing access to the loft space. Bedroom 1 window overlooking the rear garden, a range of wardrobes and a radiator. Bedroom 2 double glazed window to the front elevation and a radiator. Bedroom 3 double glazed window to the front elevation and a radiator. Bathroom with panel bath with shower over, hand basin, WC, gas-fired boiler and radiator.

Outside paved driveway providing off-street parking, gated side access to the rear garden. The garden is laid out as a lawn with a covered terrace, fencing and a brick built shed.

Annex with studio room, kitchen area, shower room, gas-fired boiler, and conservatory with laminate flooring.

Tenure: Freehold.

Services; Mains water and drainage.

Council tax; D



Exceptional service in Cambridge and the surrounding area

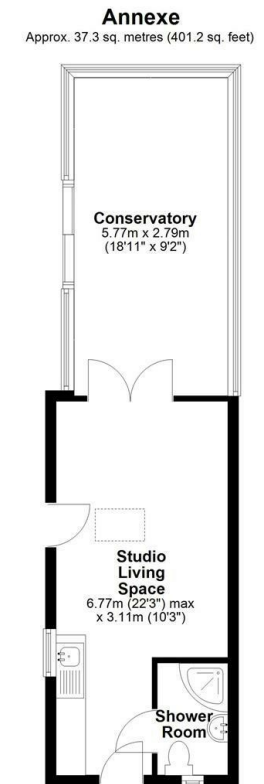
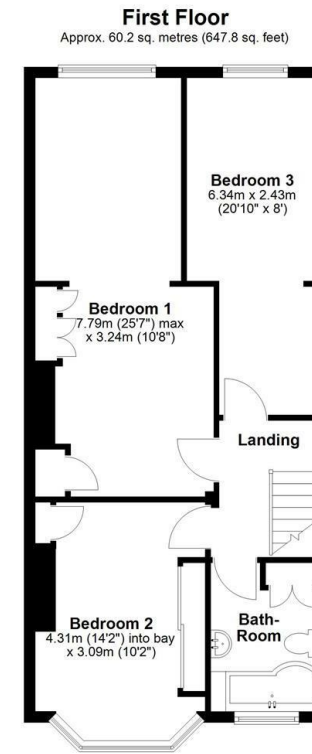
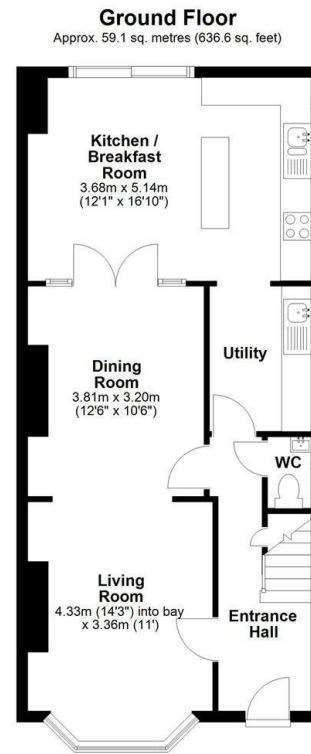
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01223 246262
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Further Information

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.