

Bush & Co.



42 Long Reach Road, Cambridge





Guide Price £485,000 Freehold

About the Property

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

Property Highlights

- Modern semi- detached family house
- Walking distance from Cambridge North railway station
- 3 bedrooms
- Sitting room
- Well fitted Kitchen/ dining room
- Double glazed windows
- Gas fired central heating
- Single garage
- Front and rear gardens
- NO CHAIN

Further Information

Tenure - Freehold

Council Tax - Band D

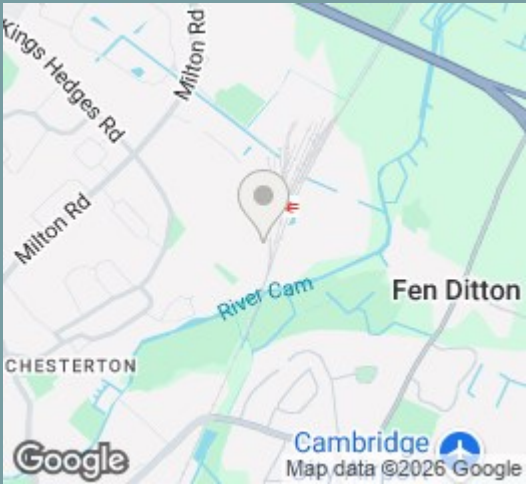
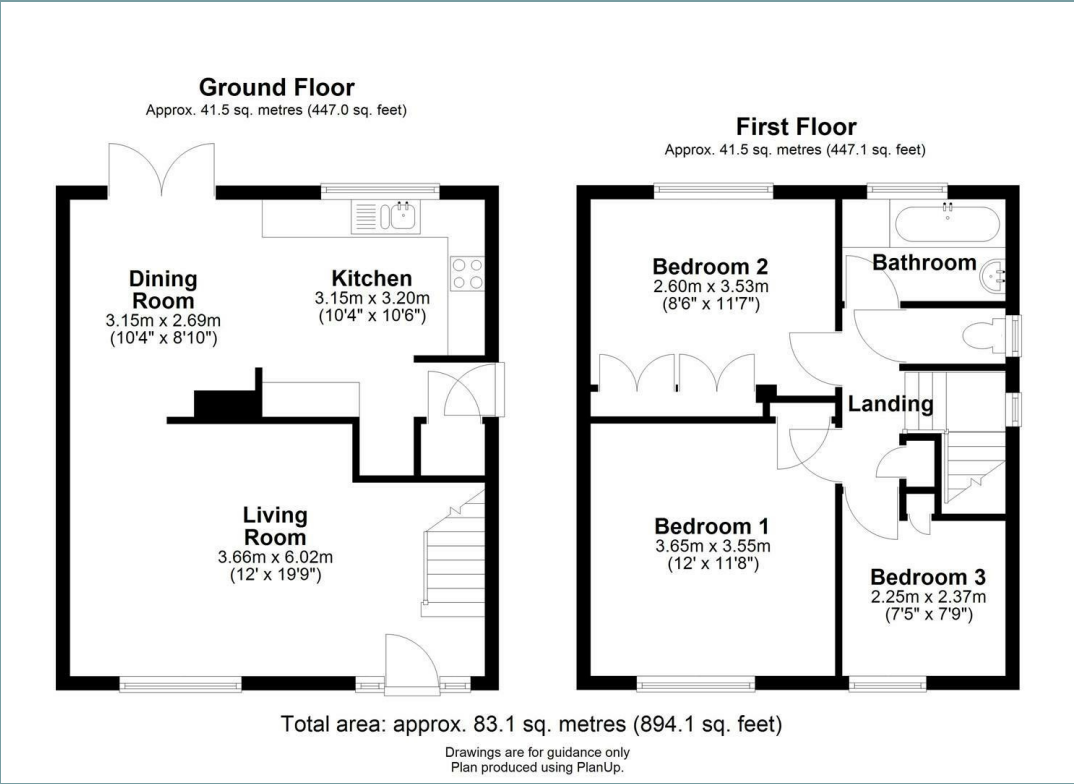
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





42 Long Reach Road, Cambridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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