



Bush & Co.



**31 Bliss Way, Cherry Hinton, CB1 9YE**

**Guide Price £255,000 Leasehold**



2



1



1



D

**Energy Rating Band D**

**Location:** Cherry Hinton is located south-east of Cambridge and benefits from many local facilities. As a self-contained village, there is a wide range of shops and services, primary and nursery schooling, a library and the nearby Cherry Hinton Hall park. Access is also convenient to Addenbrookes Hospital, the A10 and A14, with a regular bus service to the City Centre.

**Accommodation in detail:** First floor, Entrance Hall, Entrance door, radiator. Doors leading into bedrooms, the living room and the bathroom. Shower Room: Three-piece suite comprising a large shower cubicle, WC and wash hand basin. Part tiled walls. Obscure double-glazed window to the rear, radiator. Living Room: A light and spacious room with two double-glazed windows to the front, a radiator, and a kitchen door. Kitchen Range of wall and base level units and worktop surfaces, housing a stainless-steel sink and drainer. Plumbing for washing machine, gas and electric cooker points, space for fridge/freezer, tiled splash backs. Double-glazed window to the rear. Utility Cupboard Double-glazed window to rear aspect, boiler. Bedroom One, Double-glazed window front, radiator and built-in double wardrobe: Bedroom Two, Double-glazed window to the rear, radiator.

**Tenure:** Leasehold, 85 years remaining on Lease.

**Ground rent:** £10 per annum

**Maintenance charge:** £252 per annum

**Council Tax :** B





## Exceptional service in Cambridge and the surrounding villages

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.

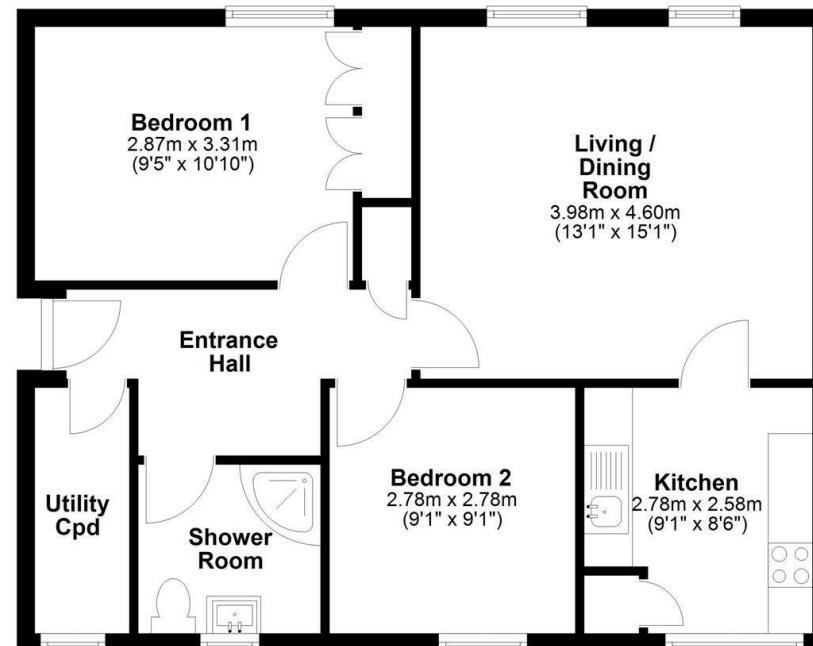
- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

**Contact us for a free valuation of your property**  
**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate

### Floor Plan

Approx. 59.7 sq. metres (642.4 sq. feet)



Total area: approx. 59.7 sq. metres (642.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band B

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

Viewing - By Appointment

169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN  
[www.bushandco.co.uk](http://www.bushandco.co.uk)

