



Bush & Co.



12 Quainton Close, Cambridge, CB5 8LR

Guide Price £385,000 Freehold



Energy Rating Band C

LOCATION:

Quainton Close is located off Newmarket Road, allowing easy and convenient access to the City Centre, Riverside walks, Marshall's Airport, A14, M11 and A11. Located nearby are a range of local shops, amenities and a Sainsbury Superstore.

Accommodation in detail;

Ground floor. A panelled front door to the entrance porch with laminated flooring. Cloakroom with hand basin, WC, tiled walls and double-glazed window. Sitting/ dining room with a fireplace fired with a wood-burning stove and tiled hearth, laminate flooring, stairs to the first floor, double-glazed windows to the private front garden, and a radiator. Kitchen has been installed, comprising sink unit, range of wall and base units, pantry, electric hob, and oven, space for dishwasher, washing machine and fridge/ freezer. Inset lighting, gas-fired boiler serving hot water and central heating. Door to the rear garden and access to garden office.

First floor landing, built-in airing cupboard with a hot water tank. Bedroom 1 has a dual aspect and a radiator. Bedroom 2 with a window to the front and side elevation, a cupboard and a radiator, Bedroom 3 with a window to the side elevation. Bathroom with a panel bath with a shower over, hand basin, WC, window to side elevation and radiator.

Outside is a private front garden with a path to the front door. Side access to the rear garden with shrubs, paving and a garden studio.

In a nearby block is a single garage under a license agreement of £14pcm.

Tenure: Freehold.

Services: Mains water, drainage, electricity and gas.

Council Tax; Band C



Exceptional service in Cambridge and the surrounding area

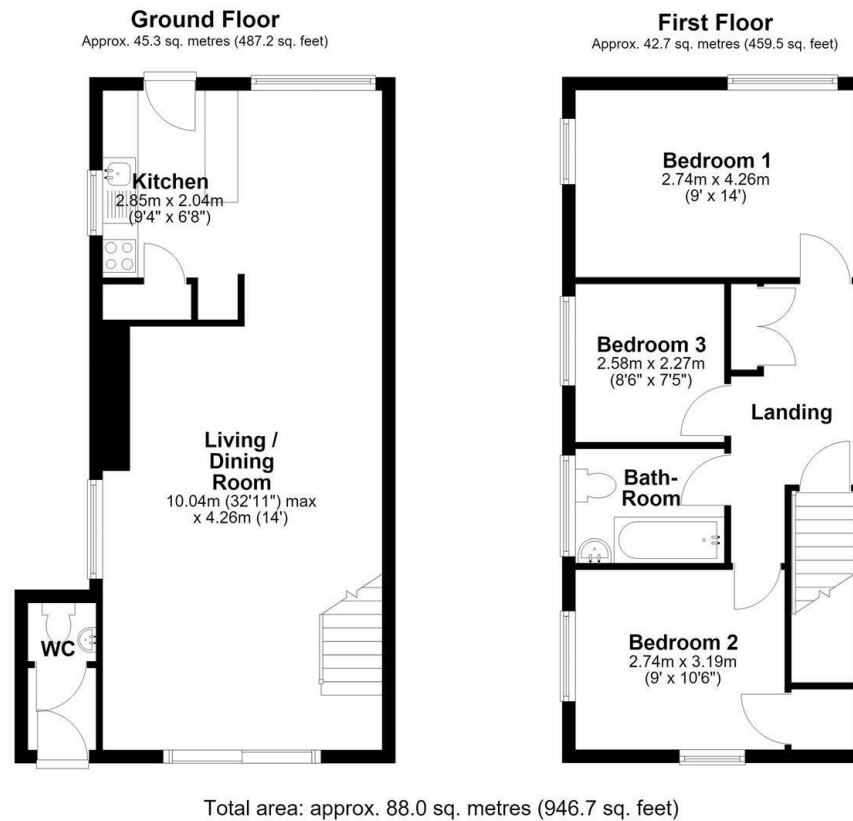
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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 C

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.