



Bush & Co.



24 Tiverton Way, Cambridge, CB1 3TU

Offers Around £675,000 Freehold



Energy Rating Band C

A UPVC front door opens into a reception hall with wood effect flooring, skylight and doors leading a finely fitted shower room and separate WC. At the front of the property there are two bedrooms with windows overlooking the front elevation, one with French doors leading to an outside courtyard area and skylight.

The living accommodation is made up of a kitchen and spacious living/dining room with patio doors leading to a courtyard area that has a southerly facing aspect. The kitchen has been newly fitted to comprise a range of wall and base level storage units, integrated double oven and electric hob with extractor fan over, integrated microwave, dishwasher, washing machine and fridge/freezer.

At the rear of the property there is an inner hallway, with a built in storage cupboard, leading to three further bedrooms, a shower room and separate WC.

Externally the property offers a substantial parking area for a number of vehicles at the front and a garden, at the rear, predominantly to lawn with side access, cultivated borders and timber fencing.

Photographs were taken before the tenants moved in.

Location

Tiverton Way is located off Birdwood Road to the south of the City. The location allows access to Addenbrookes Hospital and Romsey Town. The Romsey Town area has a unique atmosphere and offers a wealth of retail shops and services, a number of parks and schooling for most ages. Mill Road is conveniently situated for the access to City Centre and main line station to London Liverpool Street and Kings Cross.

TENURE - Freehold

POSTCODE - CB1 3TU

COUNCIL TAX - Band E

SERVICES - All mains services are believed to be connected to the property

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

VIEWINGS - Strictly through the vendors selling agents 01223 246262



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

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



Total Area: 132.2 m² ... 1423 ft²
All measurements are approximate and for display purposes only
Plan prepared by charlesjameson.co.uk

Further Information

Tenure - Freehold

Council Tax - Band E

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.