



Bush & Co.



34 Kerridge Close, Cambridge, CB1 2QW

Guide Price £400,000 Freehold



Energy Rating Band D

Kerridge Close is a modern cul-de-sac situated in a prime Petersfield location between Sturton Street and Ainsworth Street, within easy reach of the city centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large scale world class science hubs as well as further general commercial and residential improvement schemes. The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parker's Piece.

Accommodation in detail:

Ground floor timber glazed front door to entrance hall with stairs to first floor and electric storage radiator. Sitting/dining room with double glazed door and window overlooking the rear garden, storage cupboard and electric radiator. Kitchen with sink unit and cupboards below, range of wall and base units, electric cooker point, plumbing for washing machine, tiled surrounds and window to front elevation.

First floor landing with access to loft space. Bedroom one has a double glazed window overlooking the rear garden and a radiator. Bedroom two has an airing cupboard and hot water tank as well as a radiator. The bathroom includes a panel bath with electric shower over, hand basin, WC, tiled surrounds and electric wall heater.

Outside - To the front of the house is a driveway with hard standing for one vehicle. The rear garden is south facing with a paved terrace and lawn. Timber fencing and rear access.

Tenure - Freehold

Services - Mains water, drainage and electricity

Council Tax - Band C



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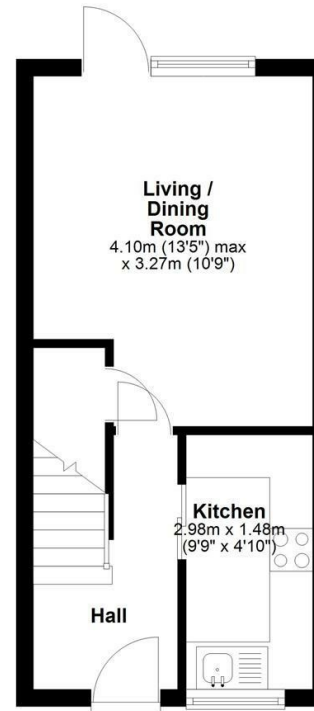
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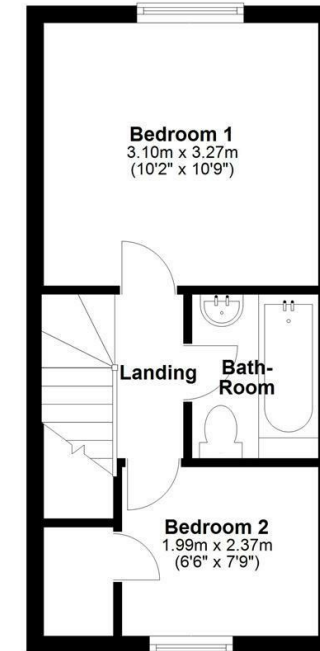
Ground Floor

Approx. 23.5 sq. metres (252.7 sq. feet)



First Floor

Approx. 23.5 sq. metres (252.6 sq. feet)



Total area: approx. 46.9 sq. metres (505.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

169 Mill Road
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