

# Bush & Co.



173 Perne Road, Cambridge





# Guide Price £650,000 Freehold

## About the Property

Perne Road is situated to the favoured south side of the city which is ideally located for access to the railway station, Addenbrookes Hospital Biomedical Campus and other significant employers. There are several shops and supermarkets within walking distance and the area is well served by schooling for all ages.

The property is a 1930's built semi-detached house which has been extended to the ground floor and the loft converted. Offering significant scope to improve further with a plot in the region of 235 ft in length and large garden annexe accommodation. Sold with the benefit of no upward chain.

The entrance door leads to a hallway with stairs rising to the first floor and two cupboards, one housing the modern gas fired boiler. The living room, at the front, has a large bay window allowing plenty of natural light and there is a spacious separate dining room with double doors to the kitchen. There is a re-fitted three piece shower room which is fully tiled and the kitchen comprises a range of wall and base units with integrated double ovens, hob with extractor over, plumbing for washing machine and tiled walls and flooring. Double French doors lead to the conservatory which in turn has double doors to the garden and a door to the utility room.

The first floor landing has a window and stairs leading to the second floor. There are two large double bedrooms on this level, in addition to a study/box room and well fitted three piece bathroom which is fully tiled.

The entire second floor houses a large double bedroom with dual aspect windows and an ensuite shower room with three piece suite.

Outside - There is hardstanding for two vehicles as a well as a shared driveway area to the side.

The enclosed long rear garden backs onto playing fields and includes paved and lawned areas with mature fruit trees. There are two annexes within the garden which would benefit from some updating. Both include two rooms, conservatory and shower room.

## Property Highlights

- 1930's Semi-Detached House
- Popular South City Location
- Extension & Loft Conversion
- Additional Annexe Accommodation
- Over 2000 Sq Ft In Total
- Three Double Bedrooms & Three Bathrooms (Main House)
- Double Glazing
- Gas Radiator Heating
- Approx 235 Ft Long Garden
- No Upward Chain

## Further Information

Tenure - Freehold

Council Tax - Band D

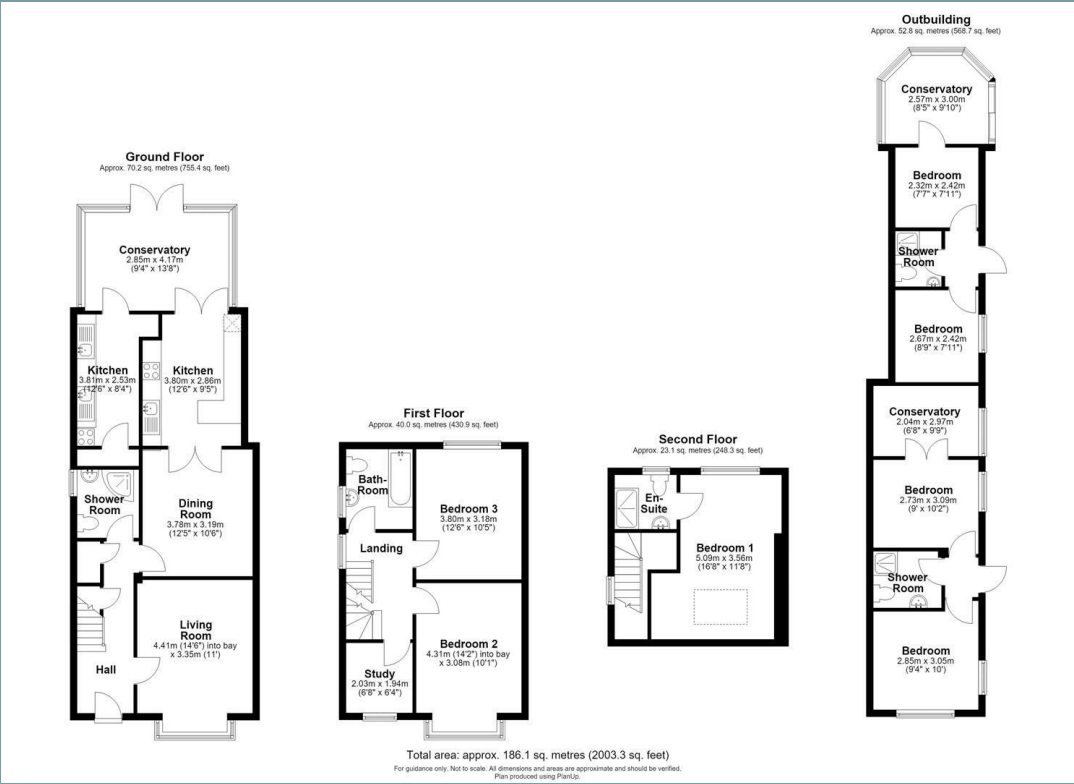
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





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### Exceptional service in Cambridge and the surrounding villages

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- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
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#### Contact us for a free valuation of your property

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sales@bushandco.co.uk



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 57      | 73                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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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.