



Bush & Co.



63 Catharine Street, Cambridge, CB1 3AW

Guide Price £435,000 Freehold



Energy Rating Band C

Catharine Street is a charming Victorian cottage with 2 bedrooms and a first-floor bathroom, gas-fired central heating, double-glazed windows and north west facing rear garden. The house comprises a sitting room with wood burning stove, a dining room, a fitted kitchen and is well presented and NO CHAIN.

Catharine Street is located off Mill Road in the Romsey Town area. The Romsey Town area has a unique atmosphere and offers many local facilities, including a wide range of retail shops and services, a number of parks and schooling for most ages. Mill Road is conveniently situated for the main-line station to London Liverpool Street and Kings Cross, Addenbrookes Hospital and the City Centre.

Accommodation in detail;

Ground floor, Modern panel front door to sitting room with a fireplace fitted with a wood-burning stove and stone hearth, double-glazed window and radiator. Dining room with stairs to the first floor and a storage cupboard, radiator. Kitchen with one and a half sink units and cupboards below, a matching range of wall and base units, an electric cooker point, fridge space and plumbing for a washing machine, with a door to the rear garden.

First-floor landing with access to loft space. Bedroom 1 with a double-glazed window, storage cupboard and radiator. Bedroom 2 with a window overlooking the rear garden, a cupboard, housing gas fired combination boiler and a radiator. Bathroom with panel bath and shower over, hand basin, WC and radiator.

Outside is a rear garden with a paved terrace, a gravel area, shrubs and plants, timber fencing and a shed, with rear access available.

Tenure: Freehold.

Services; Mains water, drainage, electricity and gas.

Council Tax; Band C



Exceptional service in Cambridge and the surrounding villages

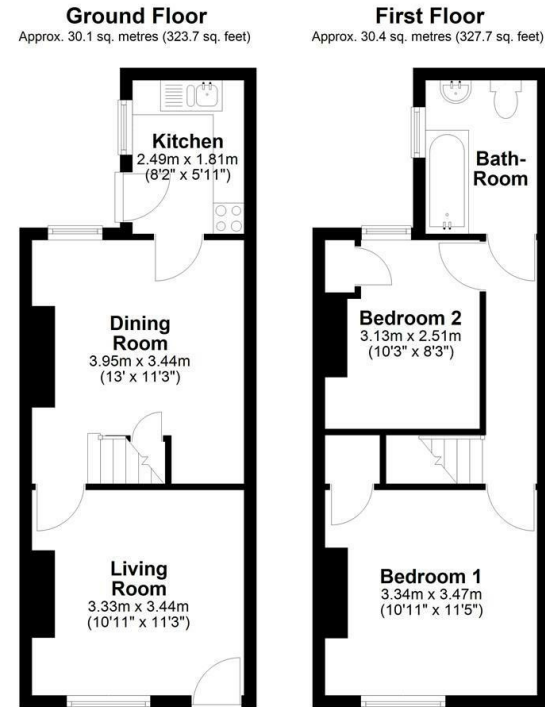
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Total area: approx. 60.5 sq. metres (651.4 sq. feet)

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
Cambridge
Cambridgeshire
CB1 3AN

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