

Bush & Co.



92 Walpole Road, Cambridge





Offers In The Region Of £450,000 Freehold

About the Property

Walpole Road is ideally located offering convenient access to the railway station (1.5 miles), Addenbrookes Hospital Biomedical Campus (1.5 miles) and the historic city centre (2 miles). There are numerous supermarkets and local shops within the vicinity as well as Cherry Hinton Hall Park. Schooling for all ages is within easy walking distance.

The property is a spacious and light end terrace house, situated fronting a green, which has been lightly re-furbished recently, being ready to move in and stamp your own mark. There are double glazed windows and doors as well as a gas fired radiator heating system. Sold with the advantage of no upward chain.

The spacious hallway has stairs to the first floor and an under stairs cupboard. There is a cloakroom with modern two piece suite and a useful office/store room.

The spacious and light living/dining room features large windows and a door, facing south towards the garden. There is an opening to the updated kitchen which comprises a range of wall and base units and work surfaces with an integrated electric oven and gas hob.

The first floor landing has a loft hatch and built in cupboard.

There are three well proportioned bedrooms - two large double rooms and a third smaller double room. The three piece bathroom has a shower over the bath and part tiled walls.

Outside - There is planting to the front and pathway to the house.

The enclosed, partially walled south facing rear garden offers a good degree of privacy and gated access allows for secure off street parking.

Property Highlights

- Three Bedrooms
- End Terrace House
- Spacious Accommodation
- Study
- No Onward Chain
- Double Glazing
- Off Road Parking
- Gas Radiator Heating

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



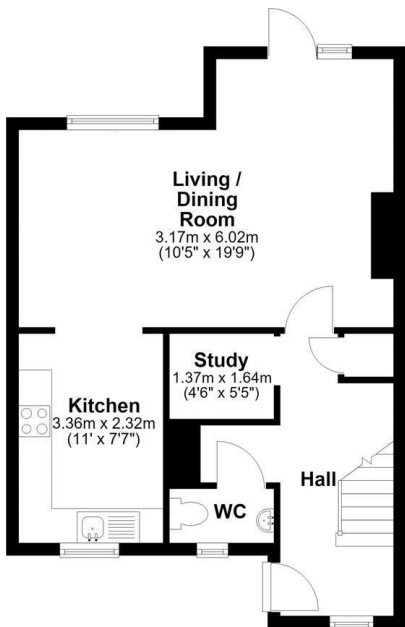


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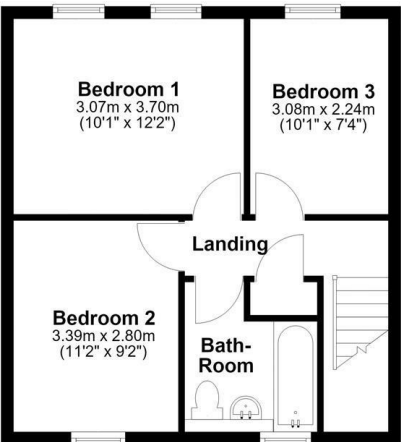
Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 85.3 sq. metres (918.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Contact us for a free valuation of your property

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