



Bush & Co.



94 Catharine Street, Cambridge, CB1 3AR

Guide Price £500,000 Freehold



Energy Rating Band D

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, timber and glazed front door, entrance hall with stairs to first floor, dodo rail and radiator. Sitting room, timber flooring, picture rail and radiator. Dining room with timber flooring, open fireplace, under-stairs cupboard and radiator. Kitchen/ breakfast room with sink unit and a range of wall and base units, gas hob, electric oven, plumbing for washing machine, dishwasher, fridge space, patio doors to the rear garden, extractor hood and radiator. First floor landing, Bedroom 1 with timber flooring, double-glazed windows to the front elevation and radiator. Bedroom 2 is double glazed with timber flooring, a cast iron fireplace and radiator. Bathroom with panel bath and shower over, hand basin, WC, cupboard housing gas-fired boiler serving hot water and central heating.

Outside is a rear garden with vehicle access, grass and a terrace. Timber shed and a right of way in favour of number 92.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; C



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

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

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



GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016

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

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.