



Bush & Co.



7b Saxon Street, Cambridge, CB2 1HN

Guide Price £975,000 Freehold



Saxon Street is beautifully located between Brookside and Panton Street, regarded as one of Cambridge's most desirable residential districts. Many of the city's renowned schools and colleges lie within easy walking/cycling distance as do the University Botanical Gardens, mainline railway station and the historical city centre itself.

The property is a modern town house of significant proportions extending to 1427 sq ft (133 sq m) with flexible accommodation over three floors. There are double glazed windows and doors in addition to a gas radiator heating system. Sold with the advantage of no upward chain.

The front door is accessed from Saxon Street, via a storm porch, and leads to a welcoming hallway with herringbone parquet wood flooring, a useful cupboard for coats and shoes and stairs up to the first floor. There is a two piece cloakroom which also contains the wall mounted gas fired boiler.

The kitchen/breakfast room comprises a range of wall and base units with work surfaces and a full complement of integrated appliances including electric oven, gas hob with extractor over, washing machine, dishwasher and fridge freezer in addition to a larder cupboard housing a further freezer.

There is a well proportioned living/dining room which is bathed in natural light courtesy of a large south facing bay window and double French doors leading out to the garden. There is herringbone parquet wood flooring, bespoke fitted shelving and a cupboard under the stairs with a fitted desk.

The first floor landing includes an airing cupboard housing the hot water cylinder and a built in store. Stairs lead up to the second floor.

The principal bedroom is a large double room with French doors to a step out balcony. There is a three piece ensuite with shower over half bath.

Bedroom two is a comfortable double room at the front with fitted shelving and work desk.

Bedroom three is a single room at the back with a built in wardrobe, fitted shelving and work desk.

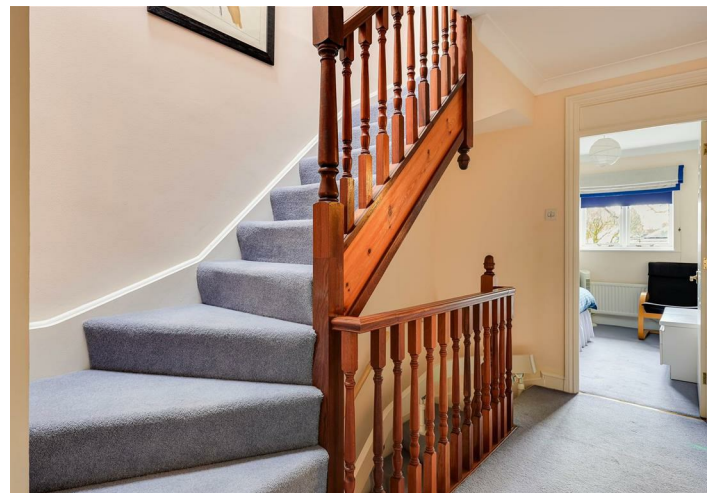
The three piece family bathroom has a shower over the bath and tiled walls.

The second floor is currently set up as a self contained studio but could be re-purposed to suit needs. There is a single bed space, fitted kitchenette, sitting area with French doors to a balcony and a three piece bathroom with shower over the bath.

Outside - There is a pretty southerly facing rear garden with lawned and block pavior areas as well as planting beds and a brick built bin/cycle store.

Direct gated access leads out to the secure residents car park with an allocated parking space and further visitor spaces.

Note: There is a modest service fee which pays for maintenance of the car park and secure remote powered barrier.



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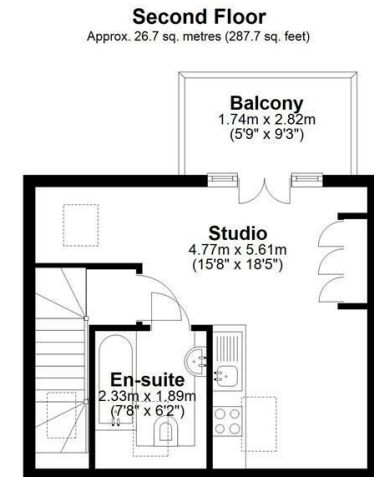
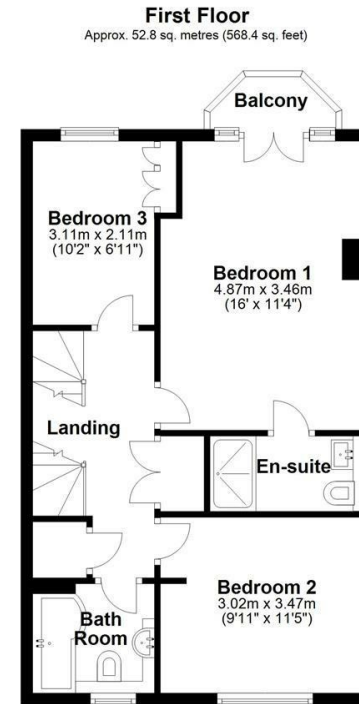
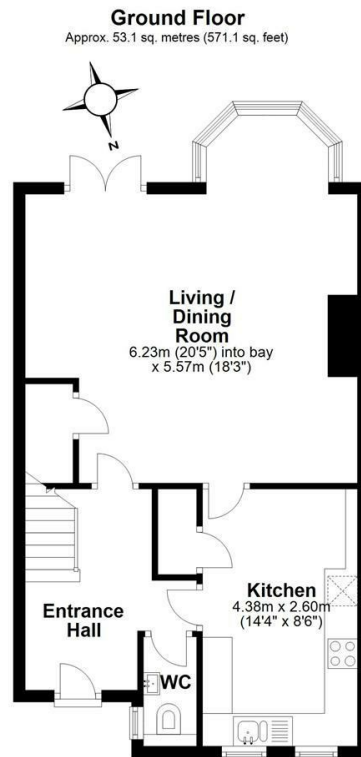
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Total area: approx. 132.6 sq. metres (1427.2 sq. feet)

Further Information

Tenure - Freehold

Council Tax - Band F

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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