

Bush & Co.



25 Ashbury Close, Cambridge





Guide Price £400,000 Freehold

About the Property

Asbury Close is a modern development of houses and apartments formed around central green areas in a convenient location offering strong access to the railway station, city centre and Addenbrookes Hospital Biomedical Campus. There are many local shops and amenities nearby as well as major employers, schooling for all ages and the leisure park.

The property is a terraced house situated fronting a communal green, which would benefit from updating but is sold with the advantage of no upward chain. There are double glazed windows and doors and a low maintenance rear garden.

The front door leads to an entrance hall with stairs to the first floor and an under stairs cupboard. There is a cloakroom with w.c and built in cupboard. The kitchen is at the front and contains a basic range of wall and base units and work surfaces. The generous sitting/dining room spans the width of the house at the back and has two windows and a door leading to the rear garden.

The first floor landing has a loft hatch as well as three built in cupboards, one of which houses a wall mounted gas fired boiler. There are two large double bedrooms, both of which have built in wardrobes and a smaller third double bedroom. The bathroom has a three piece suite.

Outside - The enclosed frontage has a low level brick wall.

The enclosed low maintenance rear garden is mainly paved with a large timber shed, brick shed and rear access gate.

Property Highlights

- Modern Terraced House
- Convenient Location
- Spacious Accommodation
- Three Generous Bedrooms
- Updating Beneficial
- Double Glazing
- Gas Radiator Heating
- Low Maintenance Garden
- Fronting A Green
- No Upward Chain

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

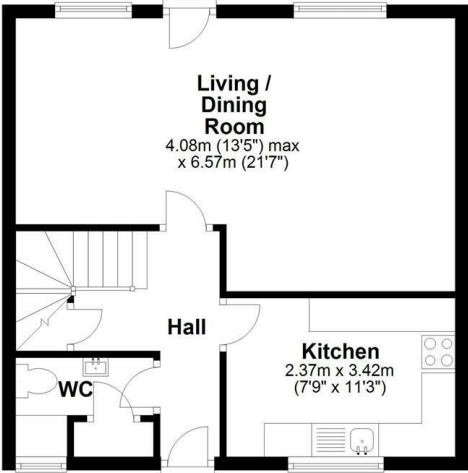
Viewing - By appointment

25 Ashbury Close, Cambridge



Ground Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 86.3 sq. metres (929.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Exceptional service in Cambridge and the surrounding villages

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- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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