



Bush & Co.



## 29 Bancroft Close, Cambridge, CB1 3QZ

Guide Price £650,000 Freehold



Bancroft Close is a popular cul-de-sac off Fanshawe Road to the south of the city centre, situated between Mill Road and Cherry Hinton Road. The location allows convenient and easy access to local amenities and the favoured Romsey Town. Romsey Town has a unique atmosphere and offers many facilities including a wide range of independent retail shops and services, a number of parks and well regarded schooling for most ages. The city centre is just over 1 mile away and the Addenbrooke's Hospital Biomedical Campus less than 2 miles. The railway station, with direct trains to London in around 45 minutes, can be easily reached with just a 10 minute walk along a convenient footpath making this ideal for commuters.

The property is an extended semi-detached house which was built using the Laing Easiform concrete construction method. There is flexible accommodation over two storeys with the addition of a useful loft storage room.

The entrance hall has stairs to the first floor and doors to both living room and kitchen. The living room is at the front with double doors to the kitchen/dining room which comprises a range of wall and base units. There is a ground floor shower room with three piece suite and conservatory at the back with double doors out to the garden.

There is an annexe to the side which includes a hallway, large double bedroom, study/sitting room and three piece shower room. The annexe is accessed via the kitchen and has a door out to the garden.

The first floor landing has fixed ladder access to a useful loft storage room. There are three well proportioned double bedrooms on this level in addition to two generous single rooms and a three piece shower room.

Outside - The driveway frontage provides off street parking for two cars. The generous rear garden has paved and lawned areas as well as two sheds.



## Exceptional service in Cambridge and the surrounding villages

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.

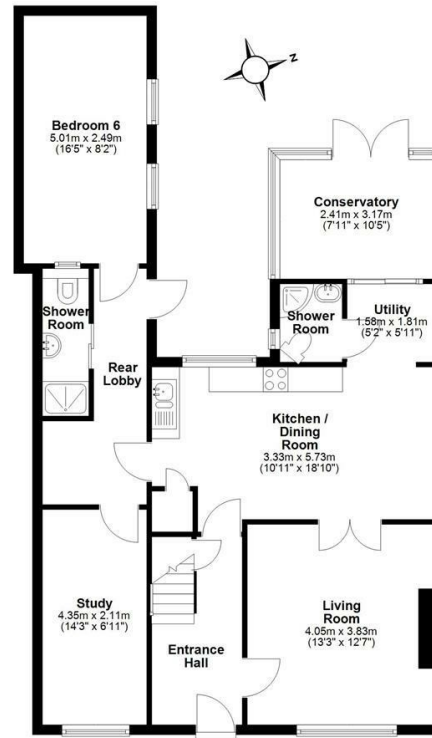
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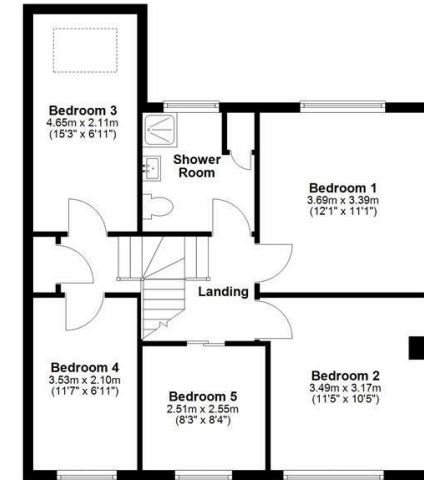
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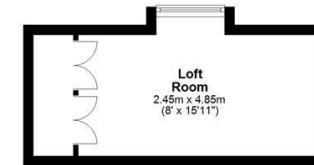
**Ground Floor**  
Approx. 87.6 sq. metres (943.4 sq. feet)



**First Floor**  
Approx. 62.9 sq. metres (677.0 sq. feet)



**Loft**  
Approx. 14.3 sq. metres (154.4 sq. feet)



Total area: approx. 164.9 sq. metres (1774.8 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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