



Bush & Co.

63 Mowbray Road, Cambridge

5 3 2 D



Guide Price £850,000 Freehold

About the Property

Location:
Mowbray Road is located off Cherry Hinton Road in one of Cambridge's most popular residential areas, allowing convenient access to the main line railway station, Addenbrooke's Hospital and a range of services and shopping outlets in close proximity. The location is within the catchment area of Morley Memorial Primary School and close to Hills Road 6th Form College. Location allows access to local facilities, including a CO OP food store and a number of shops.

Accommodation in detail:

Ground floor; Timber and glazed front door to entrance porch with wood effect flooring, door to entrance hall with stairs to first floor, storage cupboards and radiator. Shower room with shower cubicle, hand basin, WC, tiled surrounds and heated towel rail. Family/ bedroom 5 with double-glazed bay window and radiator. Living room with a gas fire and stone surround and a radiator. Sitting room with French doors to the rear garden, inset lighting and radiator, opening to the kitchen/ dining room, which has been superbly designed and offers great family space with underfloor heating and bi-fold doors to the rear garden, double-glazed Velux window. The units are of a contemporary style with a ceramic sink unit, a range of wall and base units, space for a range cooker and American style fridge. Double-glazed window to front elevation. Utility with storage cupboards and plumbing for a washing machine and tumble dryer.

First-floor landing with access to loft space. Bedroom 1 has a range of built-in wardrobes and a radiator. Bedroom 2 with a range of fitted wardrobes and a radiator. Bedroom 3 with a radiator. Bedroom 4 with a radiator, and Bathroom.

Outside. To the front of the house is a driveway providing parking for 2 cars, with side access to the rear garden. A substantial paved terrace adjacent to the rear of the house, lawn, cultivated flower beds and shrubs. Timber shed and greenhouse.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; Band C

Property Highlights

- End of terrace family house
- 4/5 bedrooms and 2 bathrooms
- Fantastic open plan kitchen/dining room
- Generous rear garden
- Gas fired central heating
- Off street parking
- 2 reception rooms
- Utility room
- Ground floor shower room
- Close to Addenbrookes

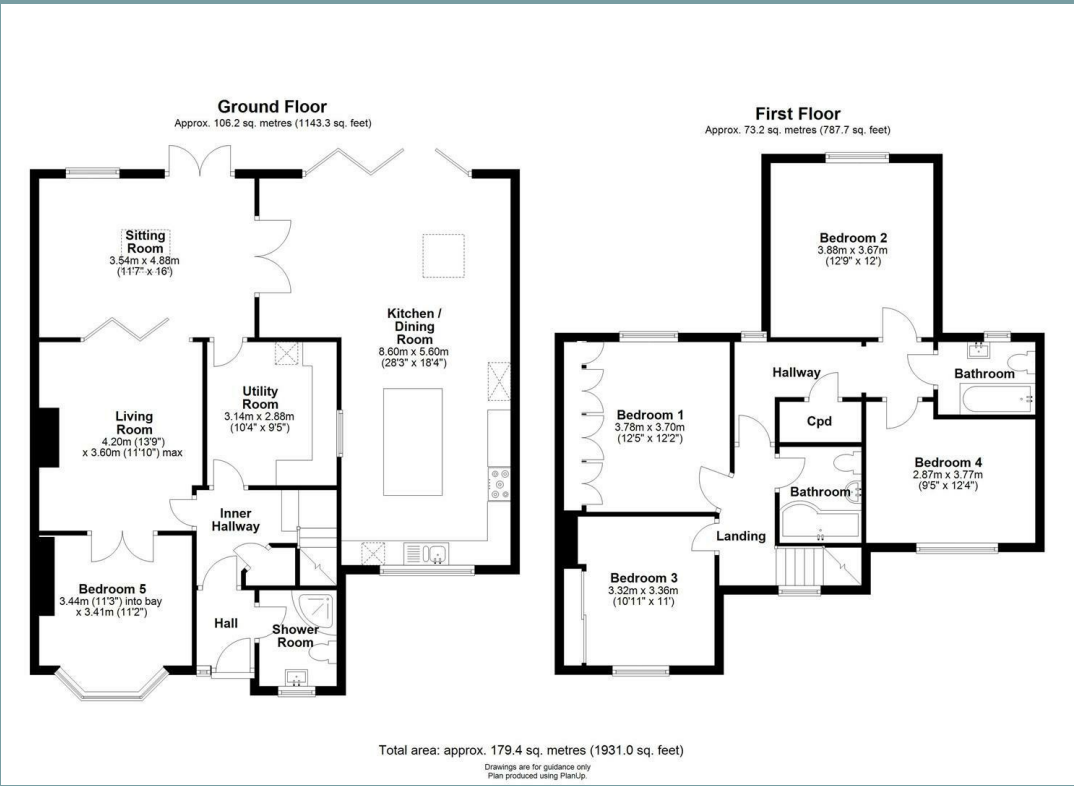
Further Information

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





63 Mowbray Road, Cambridge



Exceptional service in Cambridge and the surrounding villages

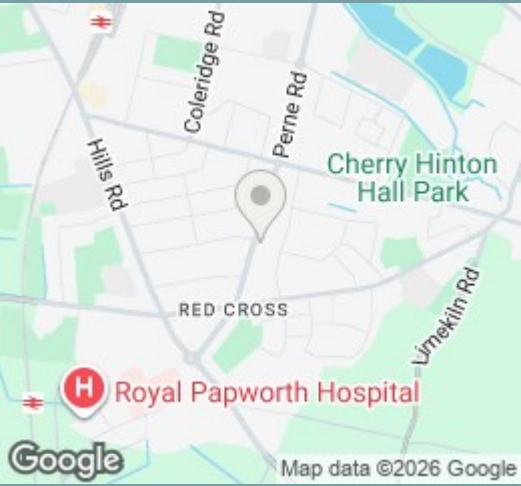
At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- 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

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Bush & Co.

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.