



Bush & Co.



63 Cavendish Road, Cambridge, CB1 3AE

Guide Price £375,000 Freehold



Energy Rating Band D

A Victorian end of terrace house requiring modernisation, comprising sitting room, dining room, kitchen, shower room first floor landing and 3 bedrooms. Front and back gardens, gas fired central heating and double glazed windows. The house is offered with NO CHAIN.

Cavendish Road is a sought-after residential street in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is located just over 1 mile away, the railway station (with fast trains to London) is around 0.7 miles away, and the Addenbrookes Hospital Biomedical Campus is less than 2 miles. Parking is available on the street without the need for a permit. A conservation area.

Accommodation in detail.

Ground floor UPVC front door to sitting room with a tiled fireplace, double glazed window and radiator. Dining room with stairs to first floor, gas fire and storage cupboard. Kitchen with sink unit, range of wall and base units, gas hob, electric oven, extractor fan, double glazed door to the rear garden and radiator. Shower room with shower, hand basin and WC, radiator. First floor landing 3 bedrooms.

Outside is a shallow front garden and side access. At the rear is a north west facing garden with fencing and laid to lawn. There is a right of way adjacent to the rear of the house in favour of the neighbours.



## Exceptional service in Cambridge and the surrounding area

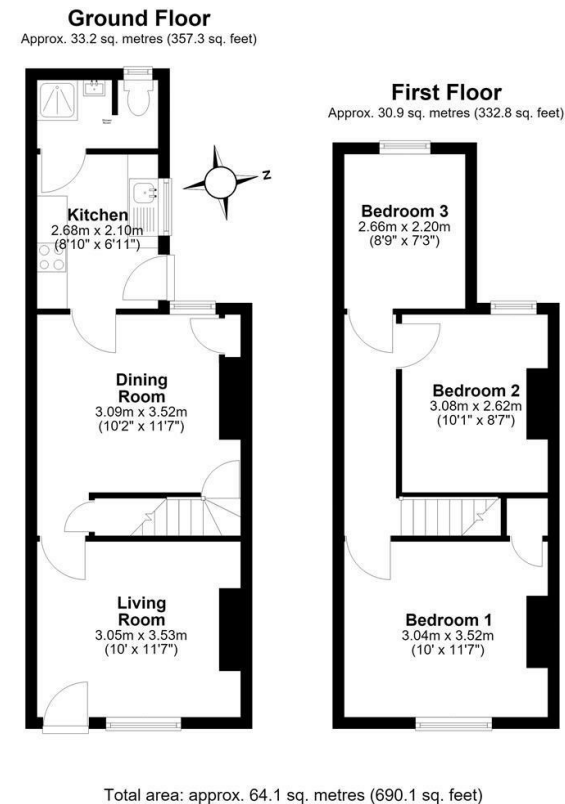
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At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* 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

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### 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.