



Bush & Co.



## 75 Mawson Road, Cambridge, Cambridgeshire, CB1 2DZ

Guide Price £900,000 Freehold



Energy Rating Band C

Location:

Mawson Road is located off Mill Road, which is in a thriving commercial area with a unique atmosphere and a wealth of retail shops and services. There is schooling for most ages, several parks and this area has easy access to the railway station, Liverpool Street and Kings Cross, Addenbrookes Hospital and the City Centre.

Accommodation in detail:

The house comprises an entrance lobby to a reception hall with stairs to the first floor with under-stair storage, attractive flooring and a radiator. Cloakroom with WC, hand basin and extractor fan. Sitting room with attractive cast iron fireplace with wooden surround and hearth, bay window to front elevation, cornicing, picture rails, timber flooring and radiator. Dining room with radiator and double-glazed window overlooking the rear garden. Superb Kitchen/ breakfast room with part vaulted ceilings and bi-fold doors to the rear garden and Velux windows allowing light to fill the room. The kitchen comprises a one-and-a-half sink unit with mixer taps, a range of wall and base units, fridge/freezer, dishwasher, electric hob, oven, extractor hood, inset and under-unit lighting along with timber flooring and radiator. First floor landing with cupboard housing gas-fired boiler serving hot water and central heating and stairs to the second floor. Bedroom 3 with windows to the front elevation, an attractive cast iron fireplace and painted surround, fitted wardrobes and a cupboard, picture rails and a radiator. Bedroom 2 has a window overlooking the rear garden, fitted wardrobes and a radiator. Ensuite bathroom comprises panel bath with shower over, hand basin, WC and towel rail. Family Bathroom with panel bath with shower over, hand basin, WC and towel rail. Second floor landing, Bedroom 1 with Juliette balcony behind French doors, fitted wardrobes, inset lighting and radiator. Ensuite shower with shower cubicle, hand basin, WC and radiator.

Outside is an attractive garden with a gravel terrace, lawn, shrubs and an apple tree. Garden shed and rear access. The garden is surrounded on 2 sides with brick walls and the remainder with timber fencing. The garden has a south-east facing aspect.

Tenure; Freehold

Services: Mains gas, electricity, water and drainage.

Council Tax; E

The house is in a conservation area and is resident permit parking.



## Exceptional service in Cambridge and the surrounding villages

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## Further Information

Tenure - Freehold

Council Tax - Band E

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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