



Bush & Co.



32 Catharine Street, Cambridge, CB1 3AW

Guide Price £425,000 Freehold



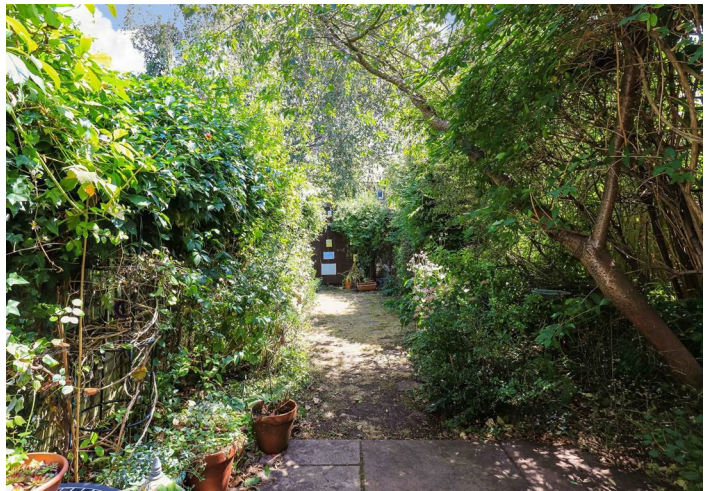
Catharine Street is a desirable residential location in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on street without the need for a permit.

The property is a Victorian terraced house, which requires general modernisation throughout, offering scope to extend and improve with potential to create a wonderful city home. There is a gas fired radiator central heating system and the sale can complete with the advantage of no upward chain.

The entrance hall has stairs rising to the first floor and a door to the spacious open plan living/dining room which has dual aspect windows, alcove fitted shelving and an under stairs cupboard. The kitchen comprises a range of wall and base units in addition to a gas fired boiler and door to the garden. There is a three piece bathroom, at the back, off the kitchen.

The first floor landing allows access to the three well proportioned bedrooms, with the principal bedroom spanning the full width of the house at the front.

The rear garden has lawned and paved areas with mature planting to both sides.



Exceptional service in Cambridge and the surrounding area

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.

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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Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk



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.