



119 Howard Road, Cambridge





Guide Price £425,000 Freehold

About the Property

Howard Road is conveniently located for access to the Cambridge north railway station which is just 1.2 miles away via the chisolm trail. The A14 is also within easy reach and there are many large employers in the area. There are several local shops within walking distance and larger retail facilities and supermarkets are also accessible.

The property is a semi-detached house, offered for sale with the advantage of no upward chain, with a generous garden, double glazed windows and a gas radiator central heating system. The house is of non-standard construction being Laing Easiform concrete. This should not create any problem with mortgage lending but you should seek independent advice.

The porch has an entrance door and window, with further door leading to a spacious hallway, which includes stairs to the first floor and access to the living room. The well proportioned living room has a gas fire and opens into a separate dining room. The fitted kitchen comprises a range of wall and base units, a ceramic butler sink and wall mounted gas fired boiler. A door leads to the covered side passageway, which runs front to back, with store room, w.c and access doors to front and rear gardens.

The first floor landing has a window to side and loft hatch. The first floor accommodation includes two generous double bedrooms, both with built in cupboards and a comfortable single bedroom in addition to a modern three piece shower room.

Outside - The front garden is mainly gravelled with planting and vehicular access providing off street parking, which could be extended. The superb enclosed rear garden is laid to lawn with mature planting and a paved patio area.

Property Highlights

- Semi-Detached House
- Laing Easiform Concrete Construction
- Popular Location
- Three Bedrooms
- Two Reception Rooms
- Scope To Extend And Improve
- Long Garden
- Double Glazing
- Gas Radiator Heating
- No Upward Chain

Further Information

Tenure - Freehold

Council Tax - Band C

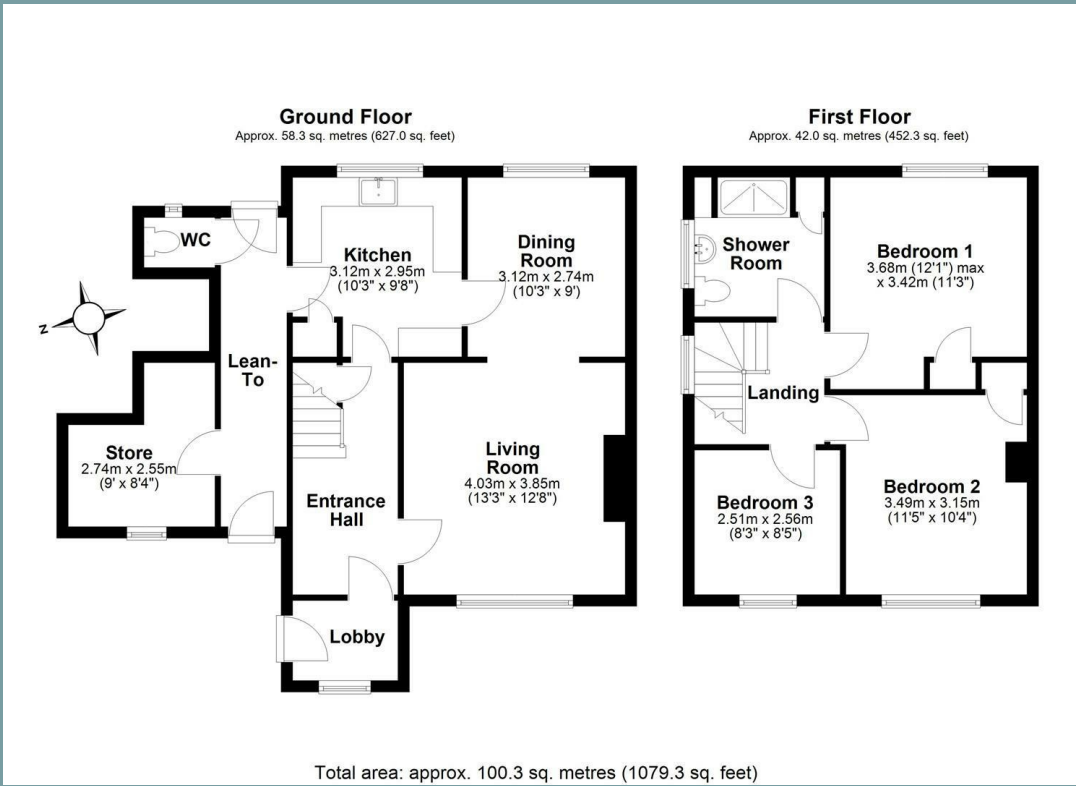
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk