



Bush & Co.



44 Hills Avenue, Cambridge, CB1 7XB

Guide Price £1,250,000 Freehold



Energy Rating Band C

Accommodation in detail: Ground floor, front door with leaded glazed panel, entrance hall with stairs to first floor, under-stairs storage cupboard with coat hooks, inset lighting and radiator. Sitting room with double-glazed window to front elevation, timber flooring and radiator. Kitchen/family room, a stunning room with double glazed by-fold doors to the rear garden and terrace area, the sitting area benefits from timber flooring, wall lights and a radiator. Dining area with Velux window with part vaulted ceiling and timber flooring. The kitchen area is beautifully fitted with a range of quality wall and base units, solid wooden worktops, space for a range cooker and extractor hood. Gas-fired boiler serving central heating and hot water. Tiled flooring and splashbacks. Utility room with a sink unit and work tops, a range of storage cupboards, space for a dishwasher, a washing machine and a tumble dryer. Ground floor double bedroom, with a range of fitted wardrobes, double-glazed windows and a radiator. Shower room, a modern suite with a shower cubicle with rainfall shower, hand basin, WC, extractor fan and towel rail.

First Floor landing with stairs to the second floor, storage cupboards, double-glazed window to front elevation. Bedroom 2 with a double-glazed window to the front elevation, inset lighting and a radiator. Ensuite shower room with shower cubicle with rainfall shower head, hand basin and WC, tiled surrounds, double-glazed window and towel rail. Bedroom 3 has double-glazed windows overlooking the rear garden and a radiator. Bedroom 4 has a double-glazed window to the front elevation, cast iron feature fireplace and a radiator. Family bathroom with a bath, hand basin, WC and shower cubicle with rainfall shower head, double-glazed window and towel rail.

Second-floor landing access to eaves storage. Bedroom 5 with eaves storage cupboards, Velux window to front and rear elevation, and radiator. Bedroom 6 with double-glazed Velux windows to front and rear elevation, radiator.

Outside. To the front of the house is a paved garden with ample parking for at least 3 cars, and doors to the integral garage. The garage benefits from power and electric lighting, and access to the rear garden.

The rear garden is a generous size with a southerly aspect. A wonderful, paved terrace with outside lighting, a covered ornamental fish pond and privacy. Beyond the terrace is a lawn with shrubs and trees. A timber fencing dividing the garden from a workshop, the power, and the garden store.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; E



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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

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