Bush & Co.



315 Newmarket Road, Cambridge

2 1 1 E











Offers In Excess Of £335,000 Freehold

About the Property

Situated on Newmarket Road, Cambridge, this two-bedroom period terraced property is offered for sale, with the added benefit of a chain free sale and provides well-presented accommodation, combining character features with practical living space.

Upon entering the property, you are welcomed into an entrance hall which then leads onto the living/dining room, a bright and versatile space offering ample room for both comfortable seating and a dining area. The room benefits from wooden flooring, creating a warm and inviting feel, while the layout provides a natural flow through the ground floor. To the rear, the kitchen offers a range of contemporary units, worktop space and an induction hob, making it a practical space for everyday cooking.

The first floor comprises two bedrooms, both offering comfortable accommodation, together with a family bathroom fitted with a bath and shower facilities. The landing connects the rooms and provides access to the first-floor accommodation.

Externally, the property benefits from a rear garden, offering an outdoor space to enjoy. A particularly useful feature is the rear access from the garden directly into the house. Parking is available to the rear of the property, although it should be noted that this is not allocated.

Newmarket Road is a convenient and well-connected location, with a variety of local amenities close by, including shops, supermarkets, cafés and everyday essentials. Cambridge city centre is easily accessible, offering a wider selection of shopping, restaurants, leisure facilities and cultural attractions. The area also benefits from transport links connecting to the city and surrounding areas, making this an appealing location for first-time buyers, investors or those looking to enjoy all that Cambridge has to offer.

Property Highlights

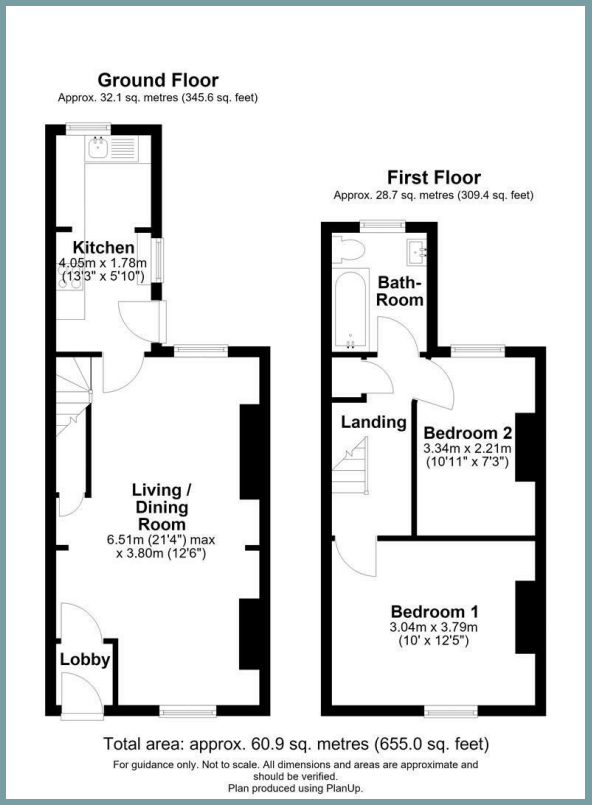
- Parking To The Rear
- Rear Access
- Double Glazed Windows
- Good Condition Throughout
- Excellent Location
- Walking Distance To Amenities
- Chain Free
- Period Terraced Property

Further Information

Tenure - Freehold
Council Tax - Band B
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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Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

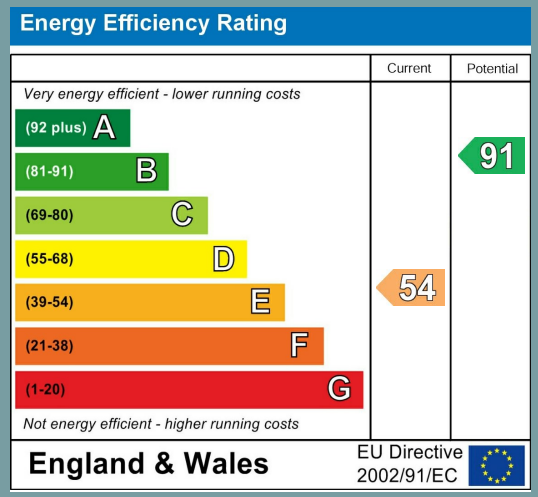
- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status
- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk





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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.