Bush & Co.



45 River Lane, Cambridge

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Guide Price £425,000 Freehold

About the Property

River Lane forms part of the desirable Riverside conservation area which is located just a short walk from the River Cam and Midsummer Common. Both the historic City Centre and mainline Railway Station are situated around 1 mile away and there are numerous retail and leisure facilities nearby with the Beehive Centre, Tesco Superstore and Retail Park all within easy reach. Highly regarded primary schooling is available at St Matthews and secondary schooling at Parkside Community College.

The property is a beautifully presented period terraced house which has been modernised to provide comfortable accommodation including two bedrooms, two reception rooms and first floor shower room. There are replacement double glazed windows and electric storage heating as well as a solar hot water installation. Sold with the advantage of no upward chain.

The entrance door leads into a cosy living room, with double glazed replacement sash window, feature cast iron fireplace and exposed wooden floor. The inner lobby has stairs to the first floor and a door to the separate dining room which has a feature brick floor, cast iron fireplace and under stairs cupboard. The bright and sunny kitchen/breakfast room features a partially glazed roof in addition to two double glazed replacement sash windows and double French doors to the garden. There is a comprehensive range of wall and base units, an integrated electric oven and induction hob with extractor over, plumbing for washing machine and space for a fridge freezer.

The first floor landing has exposed wooden flooring and a cast iron fireplace. Bedroom one is a generous double room with a double glazed replacement sash window, cast iron fireplace, wardrobe and exposed wooden floor. Bedroom two is a well proportioned single room with double glazed sash window, exposed wooden floor and built in cupboard. The stylish shower room has a three piece suite with shower cubicle, w.c and wash hand basin as well as two Velux windows, a double glazed replacement sash window and cupboard housing the water heater.

The secluded rear garden offers a high degree of privacy with mature planting and a pergola over the raised patio in addition to a useful rear gate allowing access for bins and bikes etc.

Property Highlights

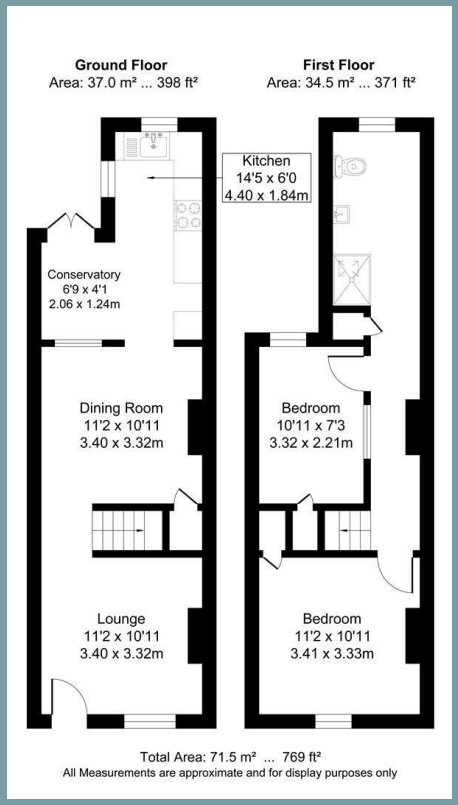
- Updated Period Home
- Great Location Close To The River
- No Upward Chain
- Two Bedrooms
- Two Reception Rooms
- F.FI Shower Room
- Replacement Double Glazed Sash Windows
- Private Garden
- Electric Storage Heating & Solar Hot Water Installation

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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Exceptional service in Cambridge and the surrounding villages

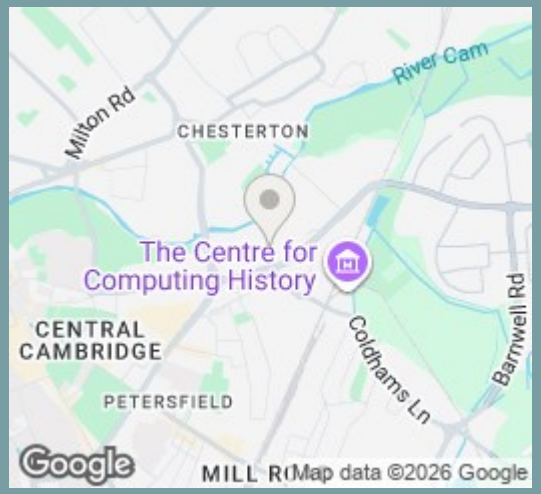
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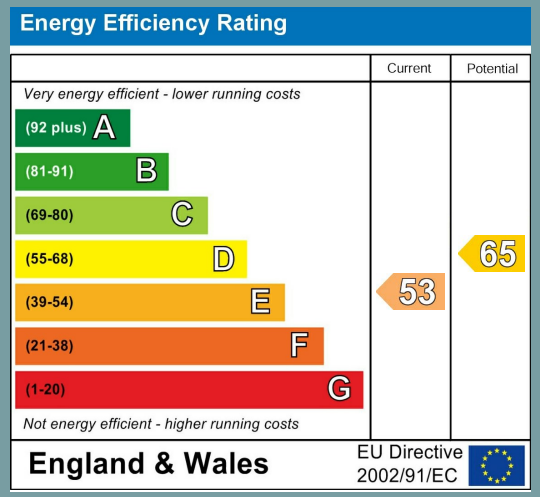
- Honest valuations with a true market assessment
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- Professional photography and media tours

Contact us for a free valuation of your property

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169 Mill Road, Cambridge, CB1 3AN

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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.