

Bush & Co.



17 Stanesfield Road, Cambridge





Guide Price £425,000 Freehold

About the Property

The property is a well-proportioned end terrace house in a convenient location close to local schooling and amenities. Full refurbishment is required and the sale is offered with the advantage of no upward chain.

The desirable corner plot position offers significant potential to extend (subject to planning), single or double storey, to create an expansive family home.

The entrance door opens into a welcoming hallway with stairs to the first floor.

There is a spacious open plan living/dining room with dual aspect windows and patio doors which lead to a lean to conservatory.

The kitchen has a window and door to the rear in addition to a range of wall and base units.

On the first floor there is a central landing with loft hatch and airing cupboard the housing hot water cylinder.

There are two generous double bedrooms and a well proportioned single room, all with fitted or built in cupboards.

The three piece bathroom has two windows and a shower over the bath.

Outside - There is a graveled frontage set behind a low level brick wall, with gated pedestrian access and further double gates to off street parking for up to two cars.

The enclosed rear garden is particularly private and larger than average, benefiting from further potential secure parking via double gates to the side which is accessible via a dropped kerb and additional drive.

There is a brick shed and outside w.c.

Property Highlights

- Spacious End Terrace House
- Popular Location
- Refurbishment Required
- Three Bedrooms
- Generous Living Accommodation
- Double Glazing
- Gas Radiator Heating
- Secure Parking
- No Upward Chain
- Potential To Extend (STP)

Further Information

Tenure - Freehold

Council Tax - Band C

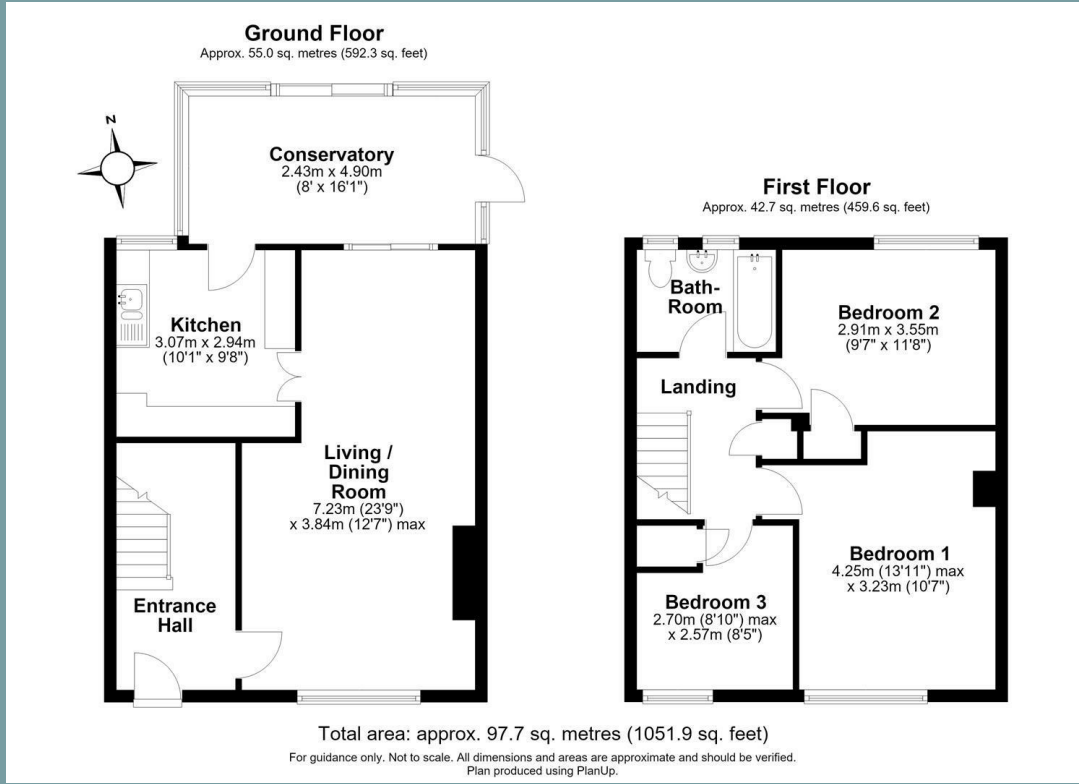
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





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Exceptional service in Cambridge and the surrounding villages

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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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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.