



Bush & Co.



316 Cherry Hinton Road, Cambridge, CB1 7AU

Guide Price £450,000 Freehold



Energy Rating Band D



Cherry Hinton Road is conveniently situated on the favoured south side of the city. The location allows easy access to the historic city centre, mainline railway station with fast trains into London and the Addenbrookes Hospital Biomedical Campus. There are numerous shops, supermarkets and major employers nearby and well regarded schooling for all ages is available within short walking distance.

The property is a bay fronted terraced home of significant internal proportions which offers a unique opportunity to craft a wonderful family home in a desirable city location. The property is unencumbered of any chain, therefore allowing for quick completion.

The entrance lobby leads to a welcoming hallway with stairs rising to the first floor. The front living room offers a large bay window, allowing an abundance of natural light and tiled fireplace with gas fire. The kitchen sits in the middle with access to the rear garden and a useful under stairs cupboard. There is a family/dining room located at the back with a dual aspect and double doors leading to the garden.

The first floor landing is particularly spacious with an airing cupboard housing the hot water cylinder and loft hatch. The principal bedroom, located at the front, spans the entire width of the house and has a large bay window. This room highlights the amount of space and light available. Bedroom two is another double room at the back, with a window overlooking the garden and a cast iron fireplace. Bedroom three is a further generous room with a window overlooking the garden, built in cupboard and cast iron fireplace. The bathroom has a three piece suite and window to side aspect.

Outside - The frontage is enclosed with gated access and pathway to the front door. The house being well set back from the street.

The long rear garden is mature with trees and planting. At the foot of the garden is a double garage with access via a private lane off Mowbray Road.





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Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

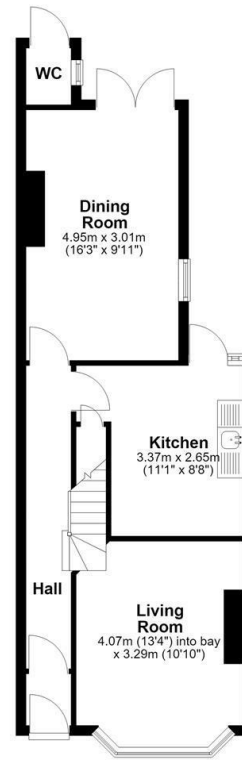
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
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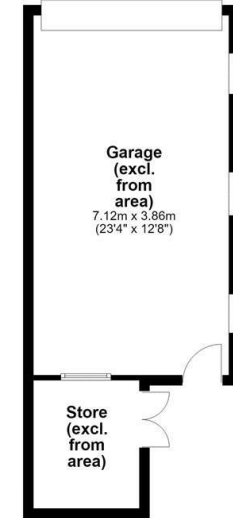
Ground Floor
Approx. 47.3 sq. metres (508.8 sq. feet)



First Floor
Approx. 46.3 sq. metres (498.6 sq. feet)



Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage (excl. from area), Store (excl. from area))



Total area: approx. 93.6 sq. metres (1007.4 sq. feet)

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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

