



Bush & Co.



81 Cavendish Road, Cambridge, CB1 3AE

Guide Price £425,000 Freehold



Energy Rating Band D

Cavendish Road is a sought-after residential street in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is located just over 1 mile away, the railway station (with fast trains to London) is around 0.7 miles away, and the Addenbrookes Hospital Biomedical Campus is less than 2 miles. Parking is available on the street without the need for a permit.

Accommodation in detail. Ground floor UPVC front door to Sitting room with open fireplace, television point, double-glazed window to front elevation and radiator. Dining room with stairs to the first floor, cupboard opening to Kitchen/ Breakfast room with a sink unit with mixer taps and cupboards below, range of wall and base units, gas cooker point, door to rear garden and Velux window. Bathroom with panel bath with shower over, hand basin, WC, tiled surrounds and radiator. First floor landing, Bedroom 1 featuring a cast iron fireplace, storage cupboard and radiator, Bedroom 2 with a cupboard housing gas fired combination boiler and radiator, Bedroom 3 with a window overlooking the rear garden and radiator.

Outside, a shallow front garden with a path to the front door. The rear garden with a right of way in favour of the neighbours, laid to gravel, timber fencing and a shed.

Agency Note : There is planning permission for Loft extension together with increase in ridge height, rear facing dormer with Juliette balcony and addition of 2 rooflights to front roof slope and increase height of single storey rear element. 25/00202/HFUL

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; C

The house is located in a Conservation area.



Exceptional service in Cambridge and the surrounding area

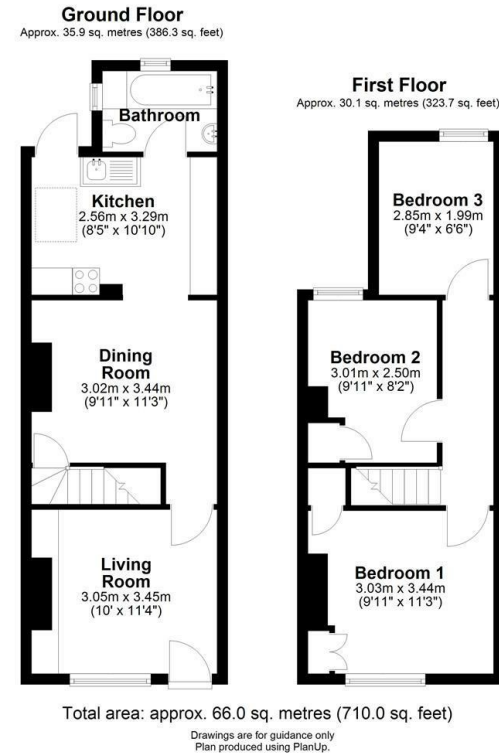
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk



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

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.