Bush & Co.



1 Porson Court, Cambridge

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Guide Price £570,000 Leasehold - Share of Freehold

About the Property

This 3-bedroom semi-detached house offers well-proportioned accommodation throughout, located off Porson Road in the near central city location.

In brief the accommodation consists, entrance hallway with a W.C and stairs leading the to the first floor. The living/dining room is light, bright and airy with wooden flooring throughout and French doors leading to the garden, large window to rear aspect. Leading off is a good-sized conservatory with additional access to the garden.

The fitted kitchen includes a range of wall and base units, electric hob and oven with extractor over, space and plumbing for various appliances, side door provides access to the garden.

The spacious first-floor landing leads to 2 double bedrooms and a generous single bedroom. The principal bedroom has fitted wardrobes and a window to the rear aspect. Bedroom 2 again is a double, with fitted wardrobes and a window to the front of the property. Bedroom 3 is a comfortable single with built in wardrobes.

The family bathroom has bath with shower over, w.c. and hand wash basin.

Outside, the property benefits from a spacious garden, there is a large wrap around patio and the remained is laid to lawn with a shrub borders. There is a further seating area to the rear of the garden. The property has a carport and a garage.

Porson Court is located just off Trumpington Road about 2 miles south west of the city centre and railway station. There is a regular bus service from the end of Porson Road which runs every 10 mins into the centre of Cambridge and there is also a cycle path. There is a shortcut to the railway station which takes 10 mins to cycle. It is well placed for access to Addenbrooke's Hospital and the M11 and there is excellent shopping nearby in Trumpington village as well as in the city itself and the nearby CB1 development.

Lease: Share of Freehold with 996 years remaining on the lease.

Service Charge: £750 Per Annum

Property Highlights

- 3 Bedrooms
- Close to Addenbrookes and City Centre
- Semi-Detached

Further Information

Tenure - Leasehold - Share of Freehold
Council Tax - Band E
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment







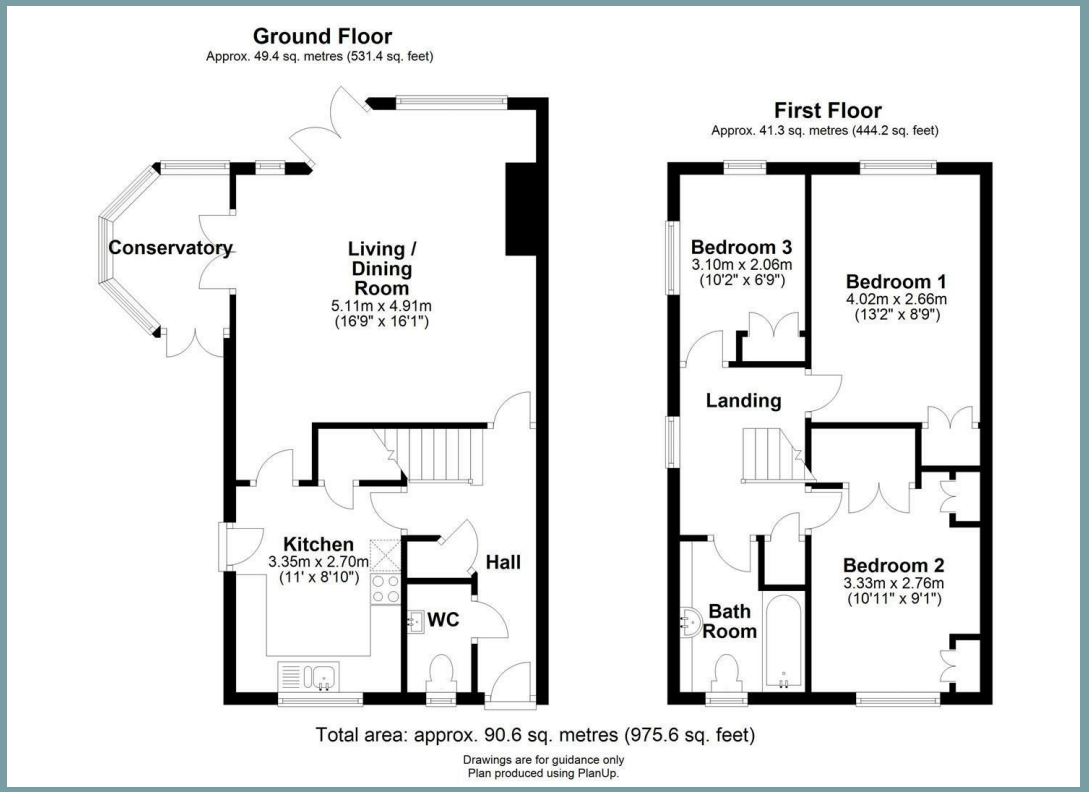






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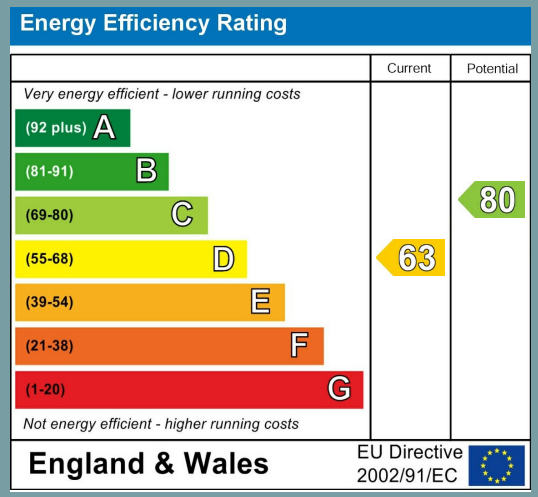
- Honest valuations with a true market assessment
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Contact us for a free valuation of your property

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