



Bush & Co.





## 65 Cowper Road, Cambridge, CB1 3SL

**Guide Price £575,000 Freehold**



Energy Rating Band D

The accommodation is arranged over 2 floors measuring over 834 SQ FT comprising, Upvc front door to entrance hall with stairs to first floor, storage cupboard and radiator. Sitting room with double glazed bay window to front elevation and radiator.

Dining room with double glazed window overlooking the rear garden and radiator. Kitchen with a sink unit and mixer taps, range of wall and base units, plumbing for washing machine, gas hob and electric oven, door to outside. First floor landing leads to 3 Bedrooms and bathroom.

Outside a front garden with off street parking. Side access to a generous garden and store.

Cowper Road is located off Cherry Hinton Road located in one of Cambridge's most popular residential areas allowing convenient access to main line railway station, Addenbrooke's Hospital and a range of services and shopping outlets in close proximity. The location is within the catchment area of Morley Memorial Primary School, Queen Edith and Netherhall Schools and close to Hills Road 6th Form College. Location allows access to local facilities including a number of local shops.

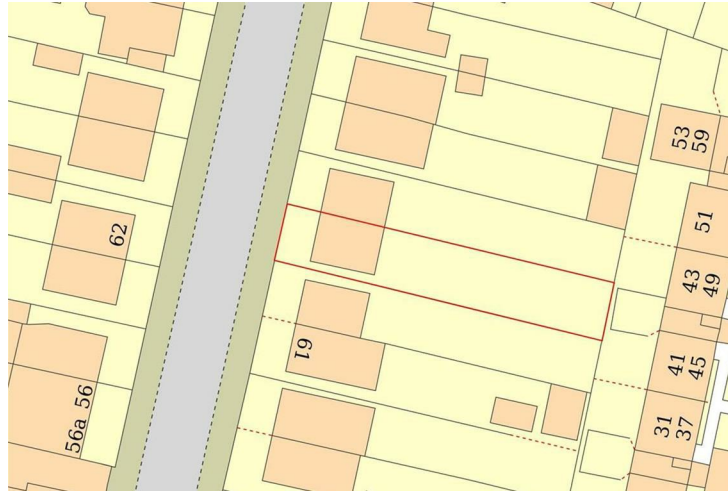
Agency Note: The vendor does not hold title deeds for this property. The sellers will apply for a title upgrade once a sale has been agreed.

Tenure: Freehold.

Services: Mains gas, electricity, water and drainage.

Council Tax: D







## Exceptional service in Cambridge and the surrounding villages

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.

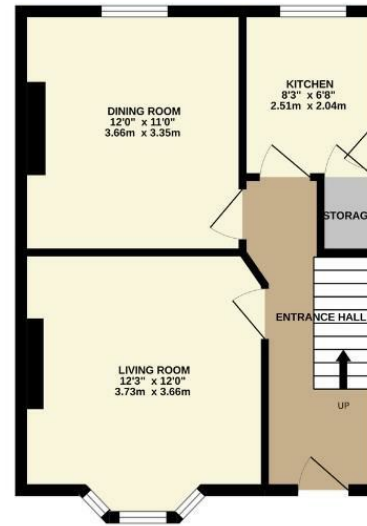
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* 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

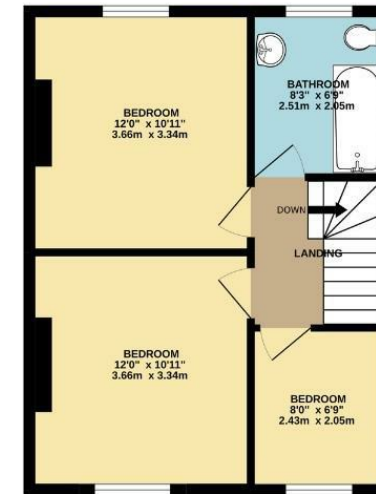
**Contact us for a free valuation of your property**  
**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Further Information

Tenure - Freehold

Council Tax - Band D

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](http://www.bushandco.co.uk)**

