

Bush & Co.



40 St. Andrews Road, Cambridge





Guide Price £545,000 Freehold

About the Property

St Andrew's Road is situated off Church Street in Chesterton, allowing easy access to the city centre, new Cambridge North railway station, the Grafton Centre and mainline Cambridge railway station with frequent train services to London's King's Cross and Liverpool Street. It is a peaceful, tree-lined road, with most residential properties a mix of modern and Edwardian-era. There are plentiful nearby local shops as well as schooling for all ages such as Milton Road Primary School and Chesterton Community College.

Accommodation in detail.

Ground floor. UPVC front door to porch, door to entrance hall with stairs to first floor, downstairs WC and radiator. Sitting/dining room with a square bay window, exposed timber flooring and radiators. Doors to the conservatory. Kitchen with a sink unit, range of wall and base units, electric cooker point, window overlooking the rear garden, tiled surrounds and door to lean-to.

First floor landing, 3 bedrooms and a bathroom with a modern suite, panel bath with shower over, hand basin, WC and a radiator.

Outside is a front garden with access to a store ideal for bikes. The rear garden is surrounded by timber fencing, paving, gravel, shrubs and borders.

Tenure. Freehold.

Services. Mains water, drainage, gas and electricity.

Council Tax; Band D

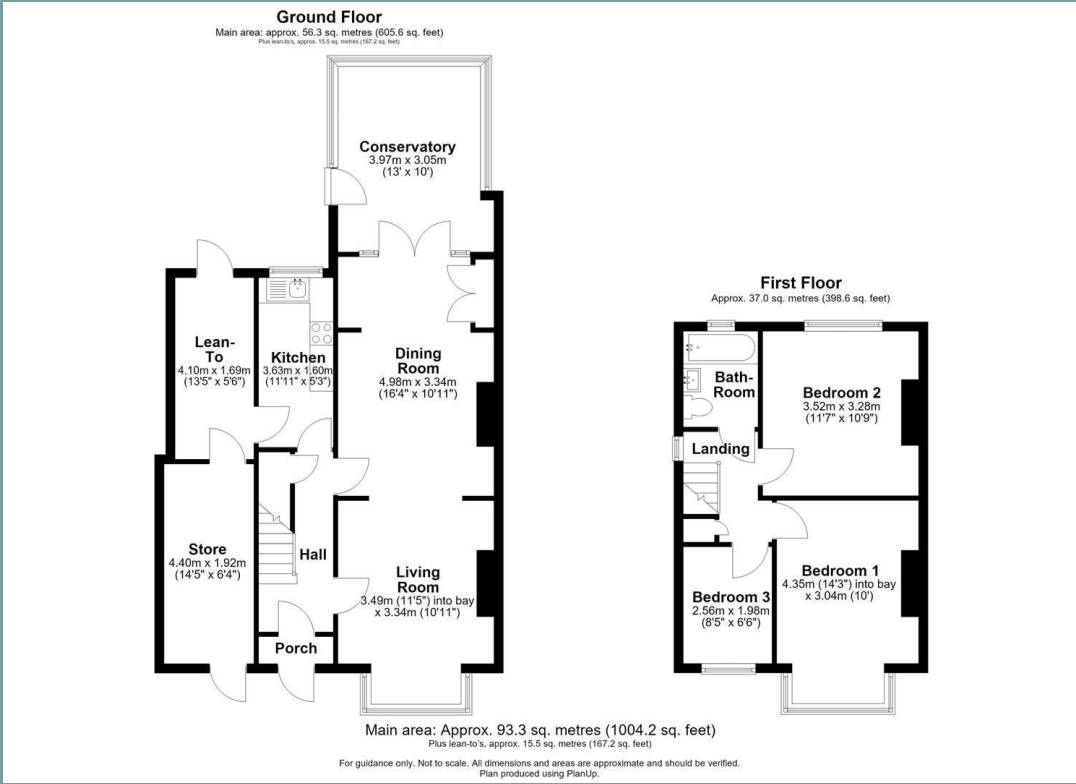
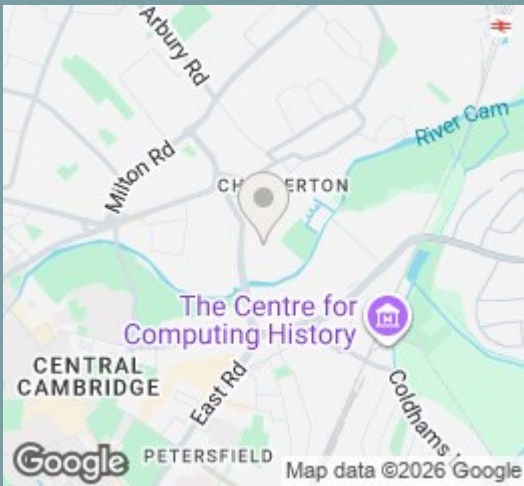
Property Highlights

- Semi Detached family house
- 3 Bedrooms
- Gas fired central heating
- NO CHAIN
- Sitting/dining room
- Conservatory
- Front and rear gardens
- No through Road
- Popular location
- Further potential

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
England & Wales		EU Directive 2002/91/EC

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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