



Bush & Co.

114 Sedgwick Street, Cambridge

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Guide Price £475,000 Freehold

About the Property

Sedgwick Street is a popular residential location 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 just 1 mile away, the railway station is around 0.7 miles away, and the Addenbrooke's Hospital Biomedical Campus is less than 2 miles away. Parking is available on the street without the need for a permit.

Accommodation in detail.

Ground floor; Double-glazed front door with fanlight over. Sitting/dining room with feature fireplace aperture, recessed storage cupboards, timber floorboards, stairs to first floor and radiators. Kitchen/ breakfast room with sink unit, range of wall and wall units, gas hob, electric oven, extractor fan, slimline dishwasher, fridge/freezer, double-glazed door to the rear garden, tiled surround, walk-in storage cloakroom and utility space.

First floor: Landing. Bedroom 1, a spacious room with a double-glazed door providing a view of the rear garden and Juliette balcony, inset lighting, fitted wardrobe and radiator. En suite shower room, with shower, hand basin, WC. underfloor heating & towel rail.

Bedroom 2, a double room with double glaze window and radiator.

Bathroom with a panel bath and shower over, hand basin and WC.

Outside is an attractive garden with terrace, lawn and borders, pedestrian access, and a Garden studio of timber and metal construction with double-glazed windows, lighting, radiator, extractor fan and electricity. External access route to the street for bins etc. is available

Tenure. Freehold.

Services. Mains water, drainage, gas and electricity.

Council Tax; Band C

Property Highlights

- Victorian Terraced House
- Modern Extensions
- En-suite Shower Room
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Spacious Accomodation
- Popular residential location
- Attractive garden with terrace
- Garden studio

Further Information

Tenure - Freehold

Council Tax - Band C

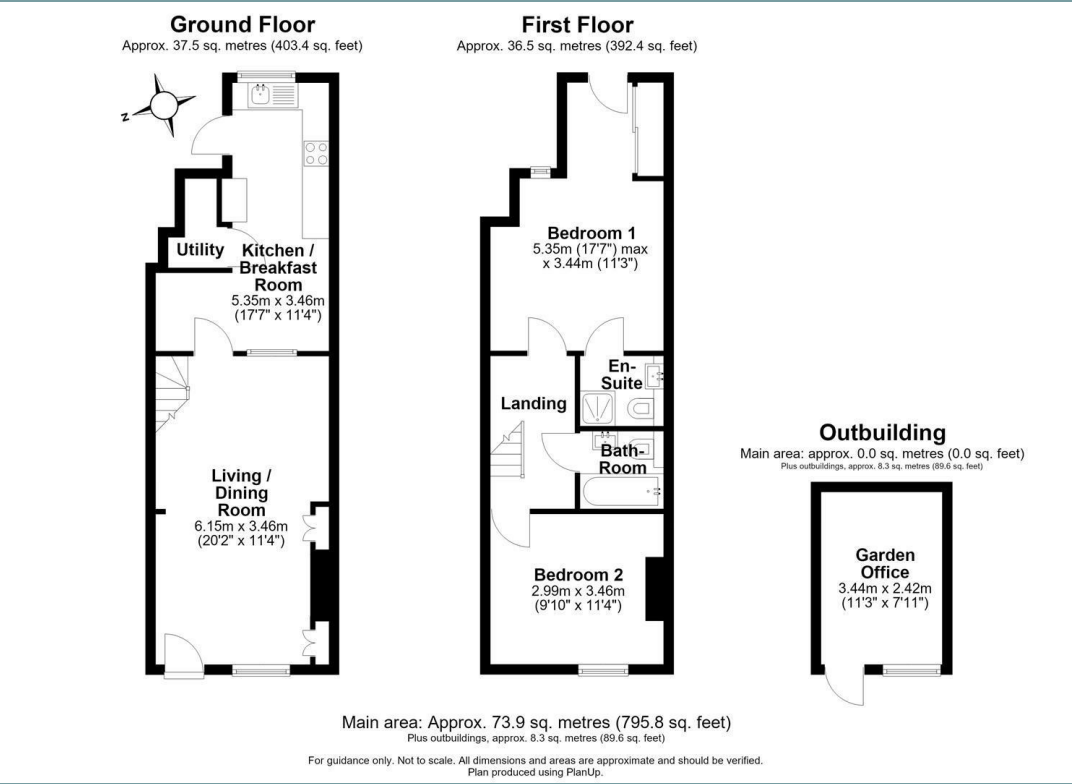
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





114 Sedgwick Street, Cambridge



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.