



Bush & Co.



101 Glisson Road, Cambridge, CB1 2HQ

Guide Price £595,000 Freehold



Energy Rating Band C

Location: Glisson Road is located off Mill Road in the heart of Petersfield, which is ideally located for the railway station and city centre. Mill Road has become famous for its diverse mix of shops, cafes and restaurants with a multitude of amenities on your doorstep.

Accommodation in detail. Ground floor secure gated entrance porch, door to entrance hall with stairs to first and second floor, with turned newel post and spindles, radiator. Cloakroom with hand basin, WC and radiator. Open plan living room with a part vaulted ceiling with Velux windows, French doors to the garden, hard flooring and radiator, kitchen with a sink unit, range of wall and base storage units, electric cooker point, dishwasher and washing machine, inset lighting, tiled surround and radiator. First floor landing with stairs to the second floor and a storage cupboard. Bedroom 2 with a plantation shutter and radiator. Bedroom 3 with plantation shutters and a radiator. Shower room with shower cubicle, hand basin, WC, tiled walls and radiator. Second floor bedroom 1 with a dormer window, double wardrobe and radiator. Bathroom with a panel bath, hand basin, WC, shower cubicle, window and radiator.

Outside is a private garden laid to paving with a north/ west aspect, enclosed to timber fencing. Residential parking permits.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; D

The property is within 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.

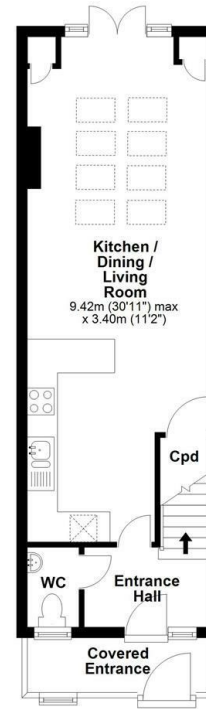
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

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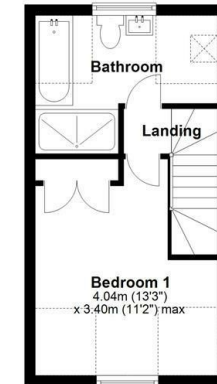
Ground Floor
Approx. 37.4 sq. metres (402.8 sq. feet)



First Floor
Approx. 27.4 sq. metres (294.8 sq. feet)



Second Floor
Approx. 23.0 sq. metres (247.1 sq. feet)



Total area: approx. 87.8 sq. metres (944.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

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.