



Bush & Co.

24 Tiverton Way, Cambridge



Offers Around £675,000 Freehold

About the Property

A UPVC front door opens into a reception hall with wood effect flooring, skylight and doors leading a finely fitted shower room and separate WC. At the front of the property there are two bedrooms with windows overlooking the front elevation, one with French doors leading to an outside courtyard area and skylight.

The living accommodation is made up of a kitchen and spacious living/dining room with patio doors leading to a courtyard area that has a southerly facing aspect. The kitchen has been newly fitted to comprise a range of wall and base level storage units, integrated double oven and electric hob with extractor fan over, integrated microwave, dishwasher, washing machine and fridge/freezer.

At the rear of the property there is an inner hallway, with a built in storage cupboard, leading to three further bedrooms, a shower room and separate WC.

Externally the property offers a substantial parking area for a number of vehicles at the front and a garden, at the rear, predominantly to lawn with side access, cultivated borders and timber fencing.

Photographs were taken before the tenants moved in.

Location
Tiverton Way is located off Birdwood Road to the south of the City. The location allows access to Addenbrookes Hospital and Romsey Town. The Romsey Town area has a unique atmosphere and offers a wealth of retail shops and services, a number of parks and schooling for most ages. Mill Road is conveniently situated for the access to City Centre and main line station to London Liverpool Street and Kings Cross.

TENURE - Freehold
POSTCODE - CB1 3TU
COUNCIL TAX - Band E
SERVICES - All mains services are believed to be connected to the property
FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
VIEWINGS - Strictly through the vendors selling agents 01223 246262

Property Highlights

- NO CHAIN
- Six bedrooms
- Re-fitted kitchen
- Shower room
- Parking area for a number of vehicles
- Local schools nearby
- Rear garden
- Spacious living/dining room

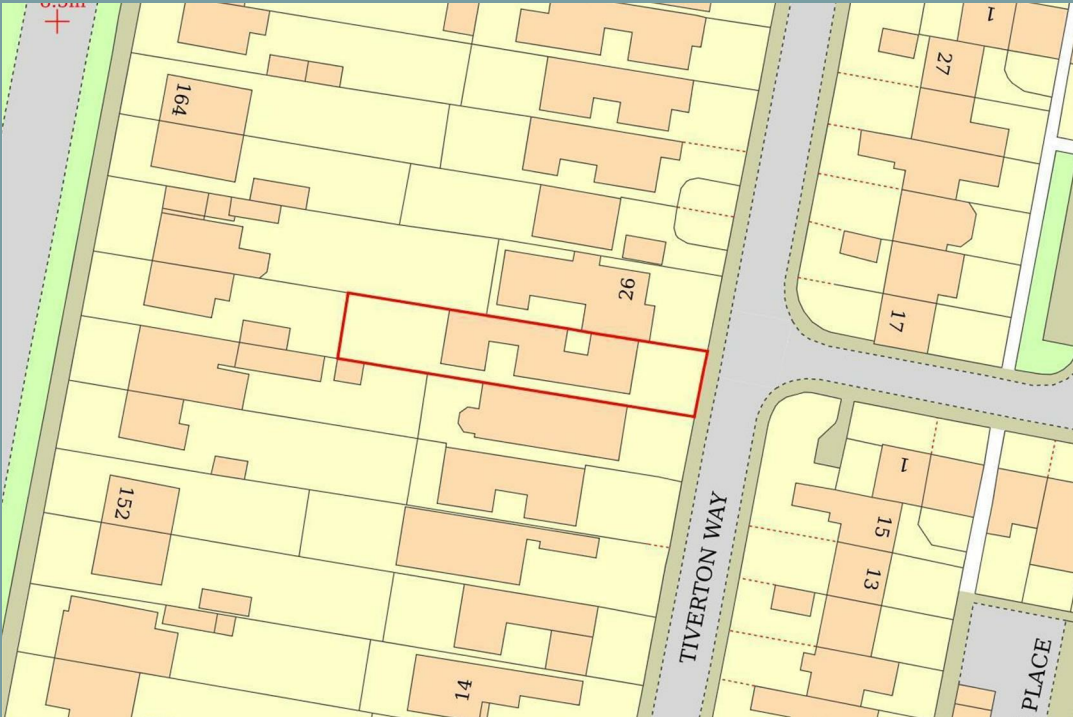
Further Information

Tenure - 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





24 Tiverton Way, Cambridge



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	84
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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sales@bushandco.co.uk

Bush & Co.

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.