



Bush & Co.



1 Bancroft Close, Cambridge, CB1 3QZ

Guide Price £500,000 Freehold



Energy Rating Band D

Location:

Bancroft Close is located off Fanshawe Road, allowing easy and convenient access to Addenbrookes Hospital and the main line railway station to London's Kings Cross and Liverpool Street. The location benefits from a number of local shops, Coleridge recreation ground and Cherry Hinton Hall and the local facilities from the forever popular Romsey Town. The house is concrete Laing easiform construction.

Accommodation in detail. Ground floor: a double-glazed porch with a timber door to entrance hall, with stairs to the first floor, a cupboard and a radiator. Sitting room with electric fire with wood surround, television point and double-glazed window to front elevation. Dining room with French doors to the conservatory and a radiator. Kitchen with one and a half bowl sink unit, range of wall and base units, electric hob, double oven, pantry, tiled surrounds, gas-fired boiler serving hot water and central heating. Conservatory, with a door to the rear garden and a radiator. Side passage with doors to front and rear, storage cupboard (with plumbing for a washing machine & tumble dryer), shower room with shower cubicle, hand basin and WC, electric wall heater. First floor landing 3 bedrooms and a shower room with a shower cubicle, hand basin and WC, built-in airing cupboard and towel rail.

Outside is a garden with shrubs and a driveway providing off-street parking. The rear garden is laid to grass with shrubs and borders, a terrace and a shed.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; C

The house is non standard construction Laing Easiform concrete.





Exceptional service in Cambridge and the surrounding area

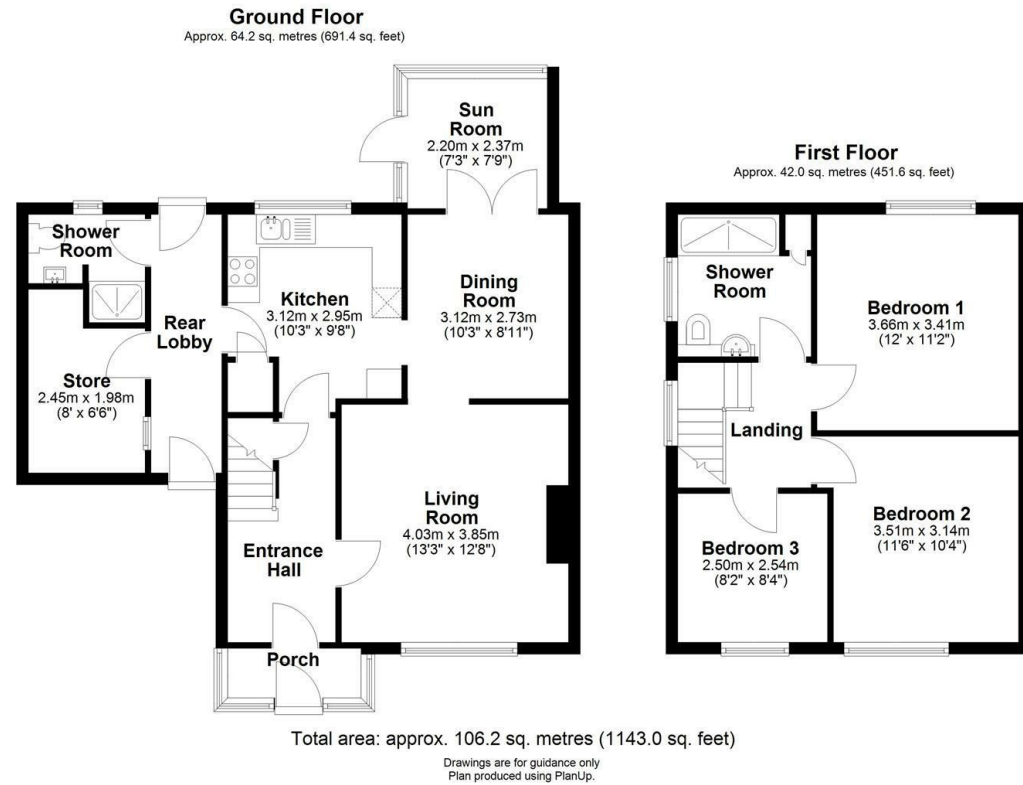
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At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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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Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk



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

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.