



Bush & Co.



154 Sleaford Street, Cambridge, CB1 2NS

Offers Around £300,000 Leasehold



Energy Rating Band C

The property comprises a timber front door to the entrance hall with stairs to first floor accommodation. The landing has stairs to the second floor and also leads to the sitting/dining room with large picture windows and a glazed door to balcony. A warm air gas fired boiler provides central heating.

The kitchen is comprehensively fitted comprising a sink unit with a range of wall and base units, gas hob, electric oven, extractor fan, fridge/freezer and a window overlooking the communal gardens.

Bathroom comprises a bath with shower over, hand wash basin and wc, in addition to tiled surrounds and an extractor fan.

Second floor landing leads to bedroom 1, which has double glazed windows to rear elevation and also to bedroom 2 which is a further double room. Access to loft space.

Outside are well maintained communal gardens, bike racks and an allocated parking space.

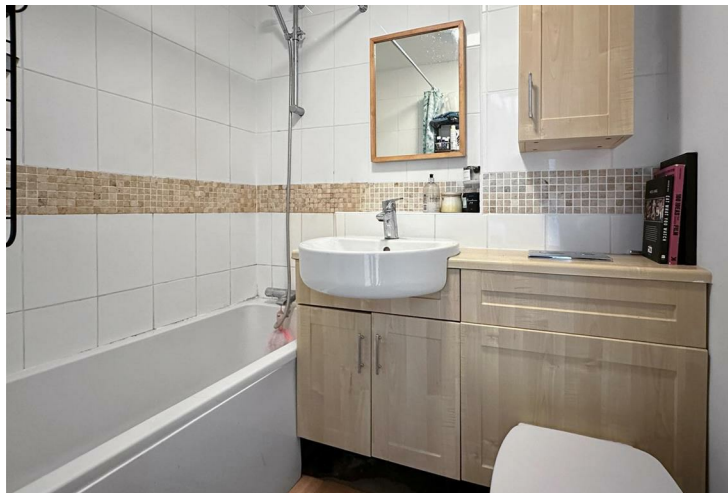
Sleaford Street is located off Sturton Street within the suburb of Sturton Town giving easy access to the city centre. Sturton Town is a popular residential area in Cambridge, close to the Grafton Centre, Mill Road and Parkside School catchment area. The location allows easy access to the railway station and the city centre.

Tenure: Leasehold with 89 years remaining

Ground rent: £0

Service charge: £761.08 per annum

Services: Mains water, drainage, gas and electricity



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.

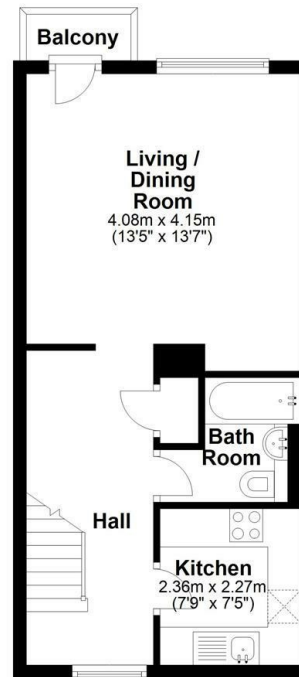
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

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

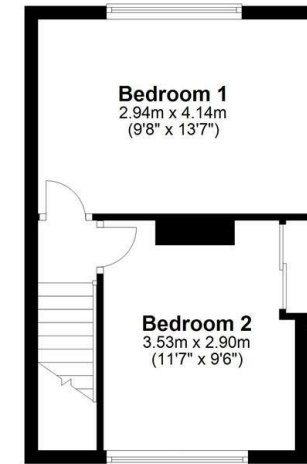
First Floor
Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 63.6 sq. metres (684.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Second Floor
Approx. 26.6 sq. metres (285.9 sq. feet)



Further Information

Tenure - Leasehold

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.