



Bush & Co.



## 113 Ross Street, Cambridge, CB1 3BS

Guide Price £475,000 Freehold



Energy Rating Band D

Ross Street is off Mill Road in the favoured Romsey Town. The Romsey Town area has a unique atmosphere and a wealth of retail shops and services, including dry cleaners, a Post Office, a Chemist and a general store. There are several parks and schooling for most ages, and this location provides easy access to the railway station to London Liverpool Street and Kings Cross, Addenbrooke's Hospital, and the City Centre.

Accommodation in detail, ground floor with timber and glazed front door with fan light, entrance hall with stairs to first floor. Sitting room with double glazed window and radiator, dining room with double glazed window, storage cupboard and radiator. Kitchen with a sink unit and mixer taps, range of wall and base units, electric hob and oven, plumbing for washing machine, extractor hood and radiator.

Bathroom with a panel bath, shower over, hand wash basin, WC, gas-fired boiler serving hot water and central heating. First floor landing provides access to the loft space and the 3 bedrooms.

Outside side access to the rear garden with a paved terrace, lawn, shed, and air raid shelter. The garden is fenced and a north-west facing aspect.

Tenure: Freehold

Services: Mains water, drainage, electricity and gas.

Council Tax: C



## Exceptional service in Cambridge and the surrounding villages

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.

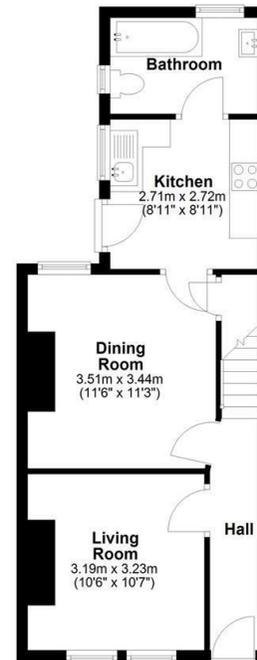
- \* Honest valuations with a true market assessment
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- \* Premium and feature listing status
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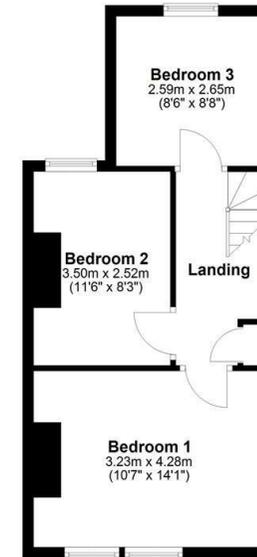
### Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



### First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 77.6 sq. metres (835.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## 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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

[www.bushandco.co.uk](http://www.bushandco.co.uk)

