



Bush & Co.



117 Speedwell Close, Cambridge, Cambridgeshire, CB1 9YS

Guide Price £310,000 Freehold



Energy Rating Band D

Cherry Hinton is located south-east of Cambridge and benefits from many local facilities. As a self-contained village on the periphery of Cambridge, there is a wide range of shops and services, primary and nursery schooling, a library and the nearby Cherry Hinton Hall Park. Access is also convenient to the Addenbrookes hospital biomedical campus and other major employers, with a regular bus service to the city centre. An established Tesco superstore is a short distance away.

Accommodation in detail;

Ground floor, double-glazed entrance door, with stairs leading to first floor. Tiled kitchen with a sink unit, fitted base and wall units, electric oven, plumbing for washing machine, fridge freezer space and a gas combi boiler. Sitting/ dining with wood effect laminate flooring, understairs cupboard and double French doors to rear garden.

Bedroom 1 being a double with two double-glazed windows to the front elevation. Bedroom 2 has a double-glazed window overlooking the rear garden and a radiator. Carpets in each. Three Piece part tiled bathroom suit comprising paneled bath, WC, wash hand basin and electric shaver point.

Outside there is a lawned frontage. The enclosed rear garden is laid to lawn with a small paved patio area. Allocated parking nearby.

Tenure: Freehold.

Services: Main water, drainage, gas and electricity.

Council Tax; Band C



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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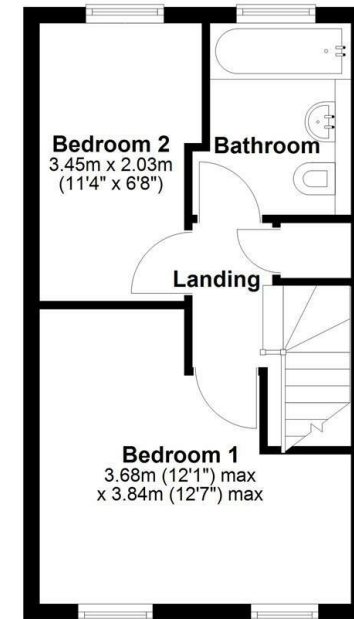
Ground Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



Total area: approx. 55.6 sq. metres (598.5 sq. feet)

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.