



Bush & Co.



225 Mill Road, Cambridge, Cambridgeshire, CB1 3BE

Guide Price £560,000 Freehold



Energy Rating Band D

Location: Mill Road is a thriving commercial road with a unique atmosphere and a wealth of retail shops and services. There is schooling for most ages, several parks, and this area has easy access to the railway station, Liverpool Street, Kings Cross, Addenbrookes Hospital, and the City Centre.

Accommodation in detail;

Ground Floor, front door with stained glass fan light to vestibule with original cornicing, picture rails and glazed and timber door to entrance hall with stairs to first floor, cornicing and radiator.

Sitting room with bay window, original cast iron fireplace with slate surround, cornicing, picture rails and radiator.

Study/ bedroom 4, tiled fireplace, cornicing and radiator. Kitchen/ dining room with sink unit, range of wall and base units, electric hob and oven, plumbing for washing machine, dishwasher, tumble dryer, door to rear garden. First floor landing, access to loft space, cupboard with Vaillant gas-fired boiler serving the central heating and hot water. 3 bedrooms and a shower room.

Outside, a shallow front garden and path to the front door. At the rear is a long garden with rear pedestrian access.

Tenure: Freehold.

Services; Mains 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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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.