



Bush & Co.



72 Chalmers Road, Cambridge, CB1 3SX

Guide Price £560,000 Freehold



Energy Rating Band D

This beautifully presented 1930s bay fronted terraced home benefits from driveway parking to the front for two cars. The property has double glazed windows throughout and a gas fired central heating system. It has been thoughtfully upgraded within the last four years, including a stylish new kitchen and bathroom, alongside attractive floorboards to the ground floor and carpeting upstairs, all of which add warmth and character and create welcoming spaces ideal for both relaxing and entertaining.

The front door opens into a welcoming hallway, leading to a well proportioned sitting room with a bay window. To the rear, the impressive open plan kitchen and dining room spans the full width of the house and features a breakfast bar and double French doors opening directly onto a covered sun terrace, providing a seamless connection between indoor and outdoor living.

Upstairs, the first floor offers two generous double bedrooms and a comfortable single bedroom, complemented by a stylishly re fitted and welcoming three piece family bathroom.

The rear garden is a particular highlight, extending to over 100 ft and enjoying a desirable southerly aspect, ensuring sunshine throughout much of the day. The garden is thoughtfully arranged and includes a shed at the far end, newly installed fence panels, and a charming shaded area — ideal for outdoor entertaining or enjoying a quiet moment with a book. A shared side access passageway adds further practicality.

Altogether, this is a home that combines character, modern upgrades and an exceptional location, offering both comfort and lifestyle in one of Cambridge's most appealing residential settings.

TENURE - Freehold

POSTCODE - CB1 3SX

COUNCIL TAX - C

SERVICES - All mains services are believed to be connected to the property

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262



Exceptional service in Cambridge and the surrounding villages

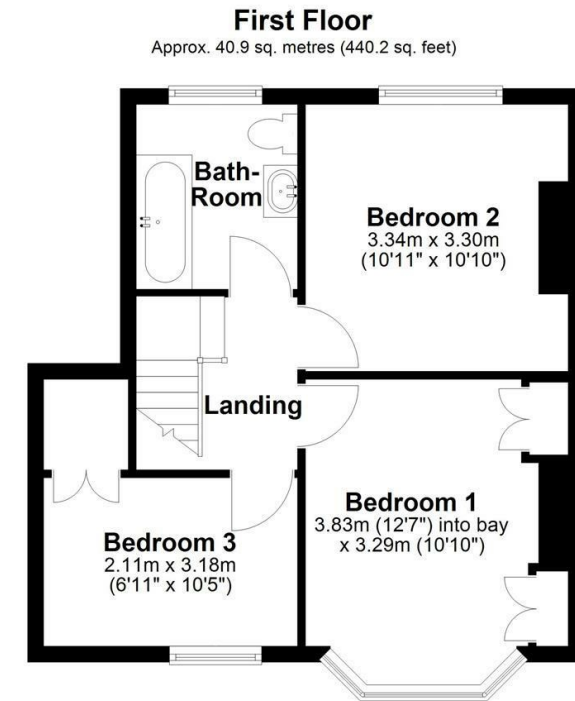
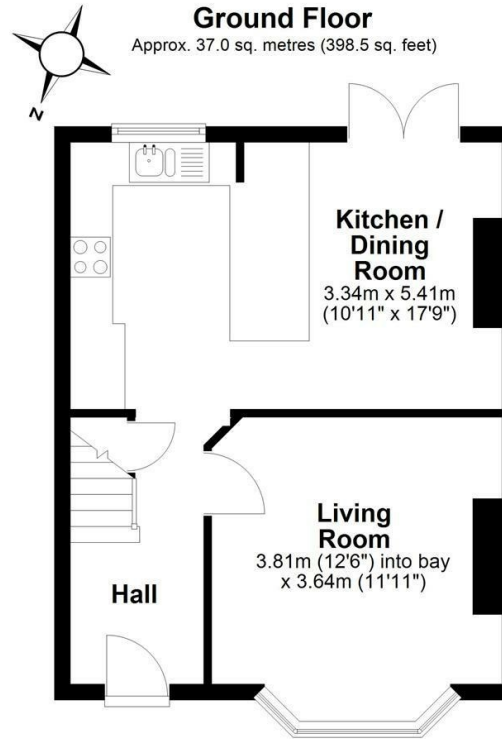
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Total area: approx. 77.9 sq. metres (838.6 sq. feet)

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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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