



Bush & Co.



111 Sedgwick Street, Cambridge, CB1 3AL

Guide Price £575,000 Freehold



Energy Rating Band C

111 Sedgwick Street offers well-proportioned accommodation across 2 floors, measuring over 1107 SQFT. The home has recently been used as a rental property, but could easily be transformed back into a family home. There is scope to extend into the loft and to the rear with the relevant consents.

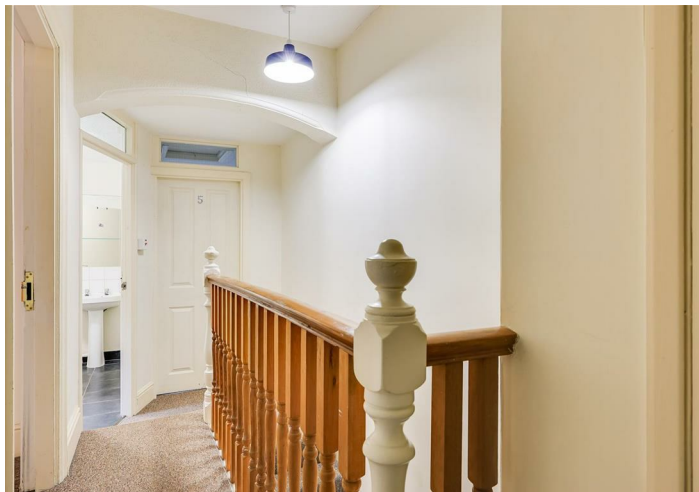
In brief, the accommodation consists of a welcoming entrance hallway has stairs rising to the first floor. There are 2 double bedrooms off the inner hallway with original stripped flooring that continues through to the dining room.

The dining room is open plan to the kitchen, there are dual aspect windows, a storage cupboard, and a part-glazed door leads to the rear garden. The kitchen has a range of cabinets and drawers, space and plumbing for various appliances, an oven, 4-ring gas hobs with an extractor above, and tile flooring. To finish the ground floor accommodation, there is a shower room, with WC and hand-wash basin.

The first-floor accommodation has 3 further double bedrooms, all accessed off a central landing with access to the loft space. The family bathroom has a bath, WC, and hand-wash basin.

Outside, there is a large rear garden that has a patio area; the remainder is laid to lawn. A pathway leads to the foot of the garden, where there is a storage shed. A secure wooden gate gives access to the side passageway, which leads back onto Sedgwick Street.

Sedgwick Street is a desirable residential location in the heart of Romsey town, with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station is around 0.6 miles away, and the Addenbrookes hospital biomedical campus is less than 2 miles away. Parking is available on the street without the need for a permit.



## Exceptional service in Cambridge and the surrounding area

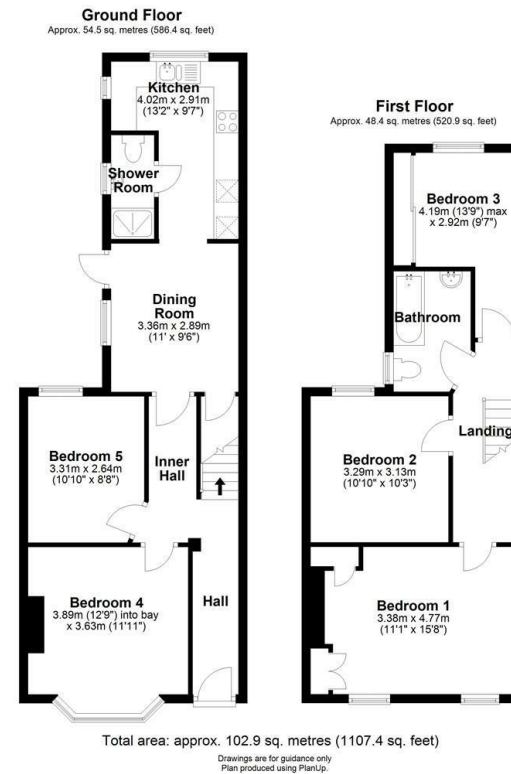
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### Further Information

Tenure - Freehold

Council Tax - Band D

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.

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