



Bush & Co.

130a Fulbourn Old Drift, Cherry Hinton, Cherry Hinton
 Guide Price £195,000

The property is a purpose built first floor maisonette with an extended lease, which is available with the advantage of no upward chain, benefiting from double glazed windows, a gas radiator heating system and allocated car parking space.

The private entrance door leads to a lobby with stairs rising to the first floor accommodation.

There is a living room at the front which has dual aspect windows and plenty of storage courtesy of three useful built in cupboards. The fitted kitchen comprises a range of wall and base units and work surfaces with a stainless steel sink and drainer, wall mounted gas fired boiler, gas and electric cooker points, plumbing for washing and space for a fridge and freezer.

A generous double bedroom features dual aspect windows. The three piece bathroom has a window and part tiled walls.

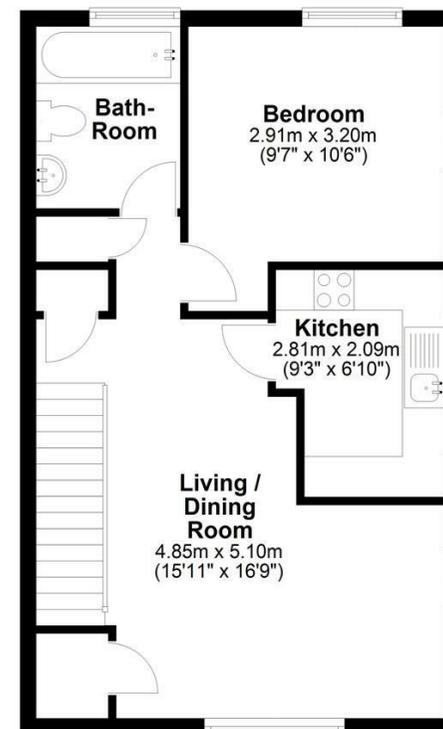
Outside - There is an allocated car parking space.

Tenure - Leasehold with a term of 150 years remaining.

Maintenance Charge - N/A
 Ground Rent - N/A



Floor Plan
 Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 43.5 sq. metres (468.7 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		73	74
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sales Office:
 169 Mill Road, Cambridge CB1 3AN
 01223 246262 sales@bushandco.co.uk

Lettings Office:
 8 The Broadway, Mill Road, Cambridge CB1 3AH
 01223 508085 Lettings@bushandco.co.uk