



Bush & Co.



## 117 Kelsey Crescent, Cambridge, CB1 9XX

Guide Price £399,999 Freehold



Energy Rating Band C

In brief, the accommodation consists of: A porch leads to a wide entrance hallway, with stairs rising to the first floor. The living room has wood-effect flooring and is a light and airy room with a large window to the front aspect. The re-fitted kitchen is modern in design, there is a range of matching cabinets and drawers, an integrated oven, a 4-ring hob with extractor above, ample work surfaces, an integrated dishwasher and fridge freezer, space and plumbing for an appliance, and an under-stair storage cupboard. There is space for a dining table and chairs, and patio doors lead out to the rear garden.

On the first floor, there are 3 bedrooms off a central landing with a storage cupboard. Bedroom 1 is a double, with a window to the front aspect and a built-in wardrobe. Bedroom 2 again is a double, and Bedroom 3 is a comfortable single. The stylish shower room has a shower, WC, hand wash basin, finished with floor-to-ceiling contemporary tiling.

Outside, the property is set back from the road, and a pathway leads to the front door. There is a garage and further off-street parking close by. The rear garden has a patio area; the remainder is laid to lawn. A pathway leads to the garage at the foot of the garden; a secure timber gate gives rear access.

Kelsey Crescent is located off Fulbourn Old Drift in an established part of Cherry Hinton with plentiful shops, supermarkets and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles, and the historic city centre is around 3 miles. There is good schooling for all ages nearby, and transport links are well catered for with regular bus services and convenient access to the A14.



## Exceptional service in Cambridge and the surrounding area

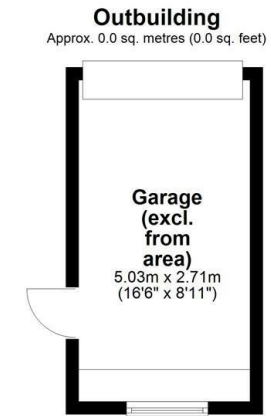
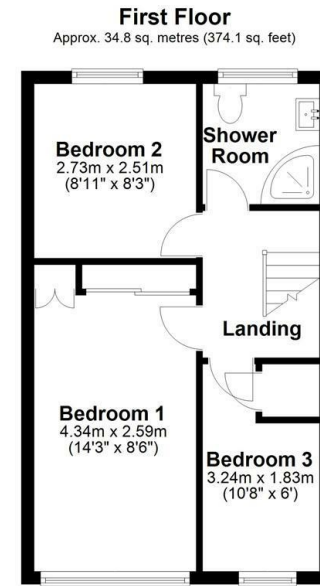
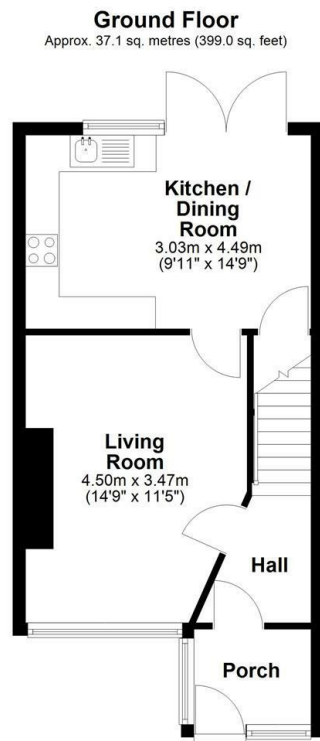
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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

169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN  
[www.bushandco.co.uk](http://www.bushandco.co.uk)

Contact us for a market appraisal  
01223 246262  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)



Total area: approx. 71.8 sq. metres (773.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### 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.