



Bush & Co.



20 Cavendish Road, Cambridge, CB1 3AF

Guide Price £245,000 Leasehold



Energy Rating Band D

In brief, the accommodations consist of a welcoming entrance hallway that gives access to all ground floor rooms, with wood effect flooring, the kitchen has a range of matching cabinets and drawers, ample work surfaces, space and plumbing for various appliances, a window to the front aspect finished with modern tiling.

The living/dining room is light, bright, and airy, a beautiful room with a vaulted ceiling, exposed beams, ample space for a dining table and chairs, an under-stair storage cupboard, window to the front aspect. The bedroom is a good-sized double with a high ceiling, the bathroom is modern in design, has a bath with a shower over, WC, hand wash basin, heated towel rail, storage cupboard finished with contemporary floor to ceiling tiling.

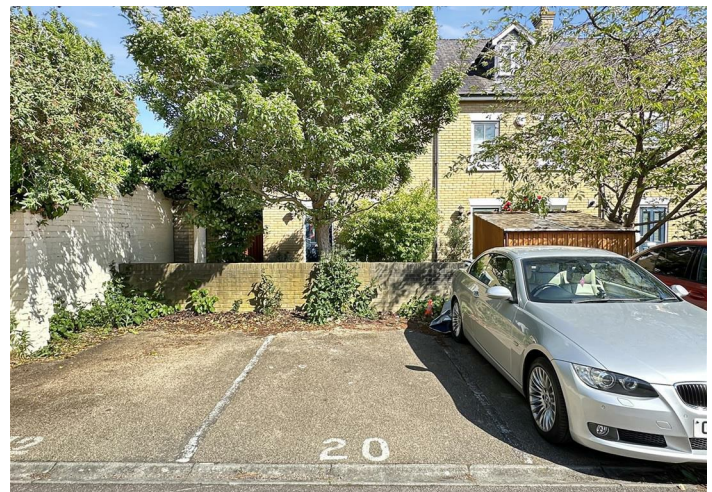
Outside, the property is entered via a secure wooden gate that gives access to stairs to the first floor. There is allocated off-street parking and a bicycle store.

Cavendish Road is a desirable residential location in the heart of Romsey Town with all the independent shops, cafes, and facilities that Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.7 miles, and the Addenbrooke's hospital biomedical campus is less than 2 miles. Parking is available on the street without the need for a permit.

TENURE - Leasehold The lease has been extended, expiring 2192

SERVICE CHARGE - £1974 Per Annum





## 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.

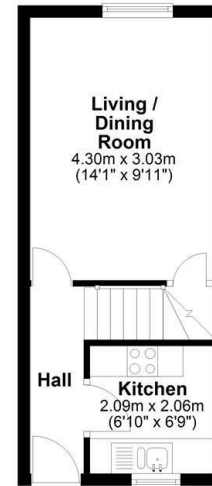
- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

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)

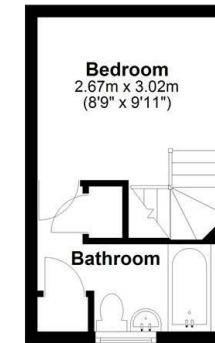
### First Floor

Approx. 22.7 sq. metres (244.6 sq. feet)



### Second Floor

Approx. 15.3 sq. metres (164.9 sq. feet)



Total area: approx. 38.0 sq. metres (409.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band B

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.