



Bush & Co.





## 67 Speedwell Close, Cambridge, Cambridgeshire, CB1 9YS

Guide Price £335,000 Freehold



Energy Rating Band C

Cherry Hinton is located south-east of Cambridge and benefits from many local facilities. As a self-contained village on the periphery of Cambridge, there is a wide range of shops and services, primary and nursery schooling, a library and the nearby Cherry Hinton Hall Park. Access is also convenient to the Addenbrookes hospital biomedical campus and other major employers, with a regular bus service to the city centre. An established Tesco superstore is a short distance away.

Accommodation in detail;

Ground floor, UPVC double-glazed door with stained glass details. Sitting/ dining with laminated flooring, stairs to the first floor and under stairs cupboard, single door leads to the rear garden and radiators. Kitchen with a sink unit with a matching range of base and wall units, gas and electric cooker points, plumbing for dishwasher, washing machine, fridge and freezer space. Double-glazed window overlooking the rear garden and radiator. First floor landing with access to the loft space with ladder and electric light. Cupboard with a hot water tank and immersion. Bedroom 1 with a range of fitted wardrobes and storage cupboards, 2 double-glazed windows to the front elevation. Bedroom 2 has a double-glazed window overlooking the rear garden and a radiator. The bathroom is a modern suite including a panel bath with power shower, vanity, hand basin, WC, double-glazed window and towel rail.

Outside is a shallow front garden. The rear garden has been landscaped in a modern style with a paved terrace, borders with flowering shrubs and roses. Timber shed and rear access. Allocated parking nearby.

Tenure: Freehold.

Services: Main water, drainage, gas and electricity.

Council Tax; C







## Exceptional service in Cambridge and the surrounding villages

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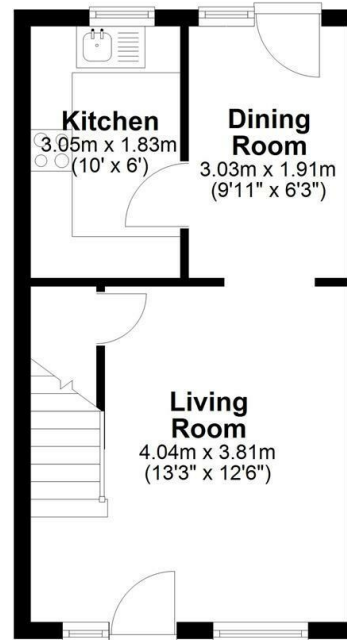
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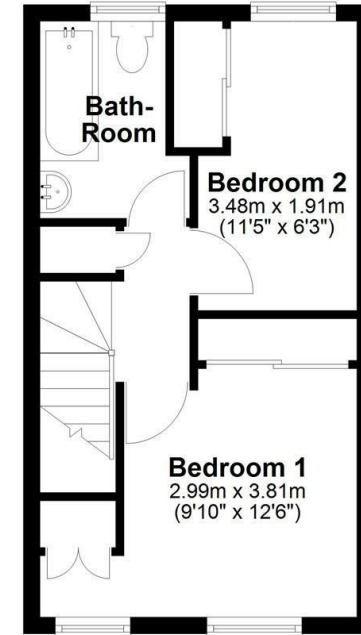
### Ground Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



### First Floor

Approx. 27.2 sq. metres (293.1 sq. feet)



Total area: approx. 54.7 sq. metres (588.5 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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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