



Bush & Co.



37 Arran Close, Cherry Hinton, CB1 9JH

Guide Price £415,000 Freehold



Energy Rating Band D

Arran Close is located in an established part of Cherry Hinton, within walking distance of the high street with plentiful shops 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.

Accommodation in detail.

Ground floor, Modern front door to the entrance hall with stairs to the first floor and radiator. Sitting/ dining room with double-glazed French doors to the conservatory and radiators. Kitchen well fitted with modern units comprising a sink unit with a matching range of wall and base units, electric hob and oven, fridge space, dishwasher, gas-fired boiler, and double-glazed window overlooking the front garden. Utility with plumbing for a washing machine. Conservatory with double-glazed French doors to the rear garden. First floor landing 3 bedrooms, bathroom with panelled bath, hand basin and WC, shower cubicle and towel rail.

Outside is a shallow front garden with hard standing for bins and bikes. To the rear is a generous garden laid to lawn with a gravel terrace, timber shed and surrounded by timber fencing and a brick wall. Rear access.

Tenure: Freehold.

Services: Mains water, drainage, electricity and gas.

Council Tax; C



## 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.

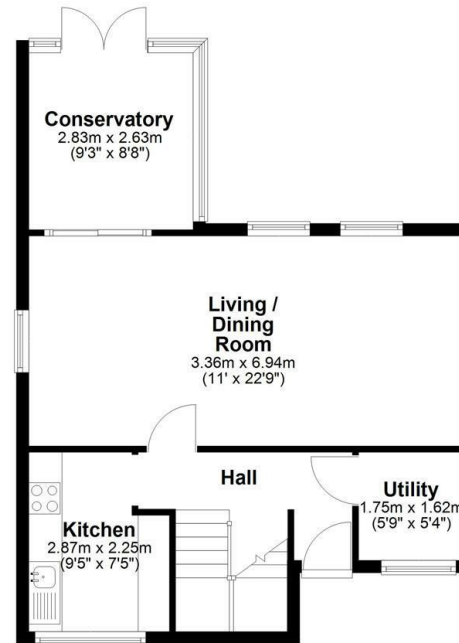
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
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- \* Premium and feature listing status
- \* Dedicated sales progression
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- \* Professional quality photography
- \* Media tours

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**Ground Floor**  
Approx. 48.4 sq. metres (521.0 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.7 sq. feet)



Total area: approx. 89.6 sq. metres (964.8 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.