



Bush & Co.



17 Perne Avenue, Cambridge, Cambridgeshire, CB1 3RY

Guide Price £625,000 Freehold



Perne Avenue is a popular street of mainly 1930's semi-detached houses. The location allows easy access to both the Addenbrookes Hospital Biomedical Campus and the railway station as well as various local shops, supermarkets and good schooling for all ages.

The property is a semi-detached house which has been extended to the rear over two floors, now offering spacious and flexible accommodation which could be re-modelled to provide a beautiful family home for the next generation. There are double glazed windows, a gas fired radiator central heating system and established long garden with a useful studio measuring in excess of 200 sq ft. Offered for sale with the advantage of no upward chain.

The entrance hall has exposed wooden flooring and stairs rise to the first floor. The living room has a bay window to the front, an open fireplace and wooden floor. An opening takes you into the dining room, with wooden floor, which in turn leads to the family room, which has a part vaulted ceiling, wooden floor and double French doors to the garden. There is a three piece shower room off the family room and a utility cupboard with plumbing for washing machine. The kitchen comprises fitted base level units and a wall mounted gas fired boiler.

The first floor landing has a loft hatch. Bedroom one is an extended room, quietly positioned at the back of the house, with part vaulted ceiling and views over the garden. Bedroom two is a double room at the front with bay window and bedroom three is a further double room at the back with a built in cupboard. The three piece shower room has been re-fitted to comprise a large walk in shower cubicle, w.c and wash hand basin.

Outside - There is off street driveway parking to the front.

The enclosed long rear garden is established with mature trees and shrubs. There is a large timber garden studio with power and lighting which could suit many uses, in addition to a garage/store.



## Exceptional service in Cambridge and the surrounding area

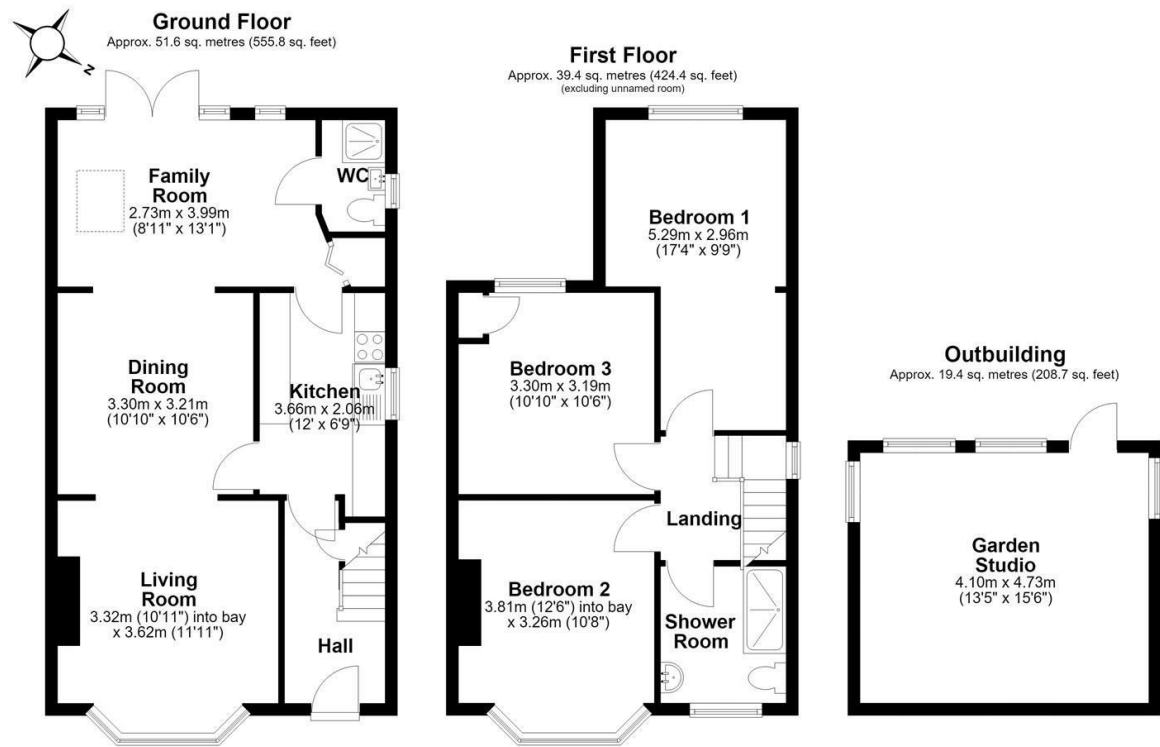
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Total area: approx. 110.5 sq. metres (1189.0 sq. feet)

### Further Information

Tenure - Freehold

Council Tax - Band D

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.