



Bush & Co.



94 Peverel Road, Cambridge, CB5 8RJ

Guide Price £450,000 Freehold



Energy Rating Band D

Peverel Road is located on the eastern fringe of the city. The location allows for convenient access to the A14, and the Cambridge North railway station is less than 2 miles away using the Chisholm Trail. The city centre, Addenbrookes hospital biomedical campus, and Milton Road science/business parks are all within easy reach, and there are numerous shops and supermarkets nearby.

The accommodation in detail: UPVC front door with leaded detail, entrance hall with stairs to first floor, 2 storage cupboards, and tiled flooring. Sitting room with feature fireplace, side shelf, dado rail, timber flooring and radiator, dining room with timber flooring and radiator, family room with 2 sets of patio doors to the rear garden, laminate flooring and radiator.

Kitchen with sink unit and range of wall and base units, 5 ring gas hob, electric oven, plumbing for washing machine and dishwasher, door to side passage. Study/ bedroom 5 with independent access from the front driveway.

First floor landing with stairs to second floor, 3 bedrooms and a shower room, second floor double bedroom with fitted wardrobes and an ensuite shower room.

Outside. To the front is a paved driveway providing off-street parking. The rear garden is enclosed with paving and Astro turf, large workshop/ studio.

Tenure: Freehold.

Services: mains water, drainage, gas, and electricity

Agent Note. The house is non-traditional construction and believed to be Laing Easi form 1955.

Agent Note: The aviaries are being dismantled and removed.

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
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

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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.