



Bush & Co.



## 42 Long Reach Road, Cambridge, CB4 1UJ

Guide Price £485,000 Freehold



Energy Rating Band D

**LOCATION:** The village of Chesterton is a popular suburb located east of the City Centre, with a range of local shops and services, several local Inns and pleasant riverside walks by the Cam. Easy and convenient access to the Cambridge North Railway Station, City Centre, Grafton Centre, Tesco Superstore, Science Park, the A14, and M11. There are frequent bus services to the City Centre.

Accommodation in detail. Ground floor, UPVC front door, sitting room with large picture window to front elevation, stairs to first floor, laminate flooring and radiator. Kitchen/ dining room with a one-and-a-half sink unit with a range of matching wall and base units, gas hob, electric oven, inset lighting, washing machine, fridge space, French doors to the rear garden, tiled flooring, under-stairs cupboard and door to side driveway. First floor landing with access to loft space, cupboard housing gas fired combination boiler serving hot water and central heating. Bedroom 1 with fitted wardrobes, inset lighting and radiator, bedroom 2 with inset lighting and radiator, bedroom 3 with inset lighting and radiator. Bathroom with a panel bath with a shower over, hand basin, tiled walls, extractor fan and radiator. Separate WC.

Outside is a front garden with a block paved driveway, shrub and hedging. Single timber garage side access to the rear garden. The garden is laid to grass with a paved terrace adjacent to the rear of the house. Timber and concrete fencing.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax: D



## Exceptional service in Cambridge and the surrounding villages

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.

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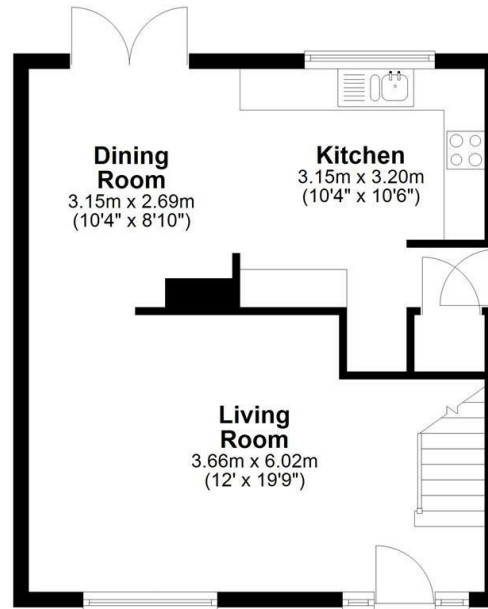
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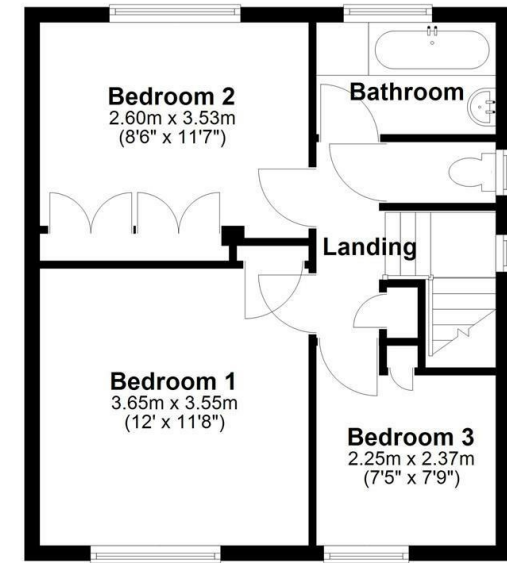
### Ground Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



### First Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Total area: approx. 83.1 sq. metres (894.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### 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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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