Bush & Co.



75 Stourbridge Grove, Cambridge

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Guide Price £400,000 Freehold

About the Property

Stourbridge Grove is a quiet cul-de-sac conveniently situated to the south easterly side of Cambridge which offers convenient access to the historic city centre, mainline railway station and the Addenbrooke's Hospital Biomedical Campus. The location is just a short walk from a Sainsburys superstore whilst retail and leisure facilities are nearby at the beehive centre and retail park. There is good schooling for all ages within the vicinity and multiple open spaces including Coldhams Common, Romsey recreation ground and Fairfax Road allotments. Mill Road, with all it's independent shops, cafes and facilities, is a mere 10 minute walk.

The property is in need of modernisation, offering an excellent opportunity for the new owner to put their own stamp on the home.

Approached via a private driveway, the property opens into an entrance hallway with stairs rising to the first floor and a door leading into the main living accommodation.

The large open-plan living and dining room provides a spacious area for everyday living and entertaining. The room benefits from a bay window overlooking the front aspect, together with a fireplace with stone surround. There is also useful under stairs storage and doors leading through to the kitchen.

The kitchen offers space for an oven and washing machine, with a fitted gas boiler and a sink overlooking the garden. From the kitchen, there is access to a downstairs WC and a door leading out to the mature garden courtyard.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms. The landing also benefits from a useful storage cupboard housing the cylinder.

Externally, the property benefits from a mature rear garden courtyard with a useful shed. while rear pedestrian access leads to a further garden area. The garden backs directly onto the open green space of Coldham's Common.

Agent note: There is Solar water heating on the roof which are untested.

Tenure: Freehold
Services: Mains water, drainage, and gas
Council Tax: Band C
Local authority - Cambridge City Council
Fixtures and fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewings - Strictly through the vendors selling agents 01223 246262

Property Highlights

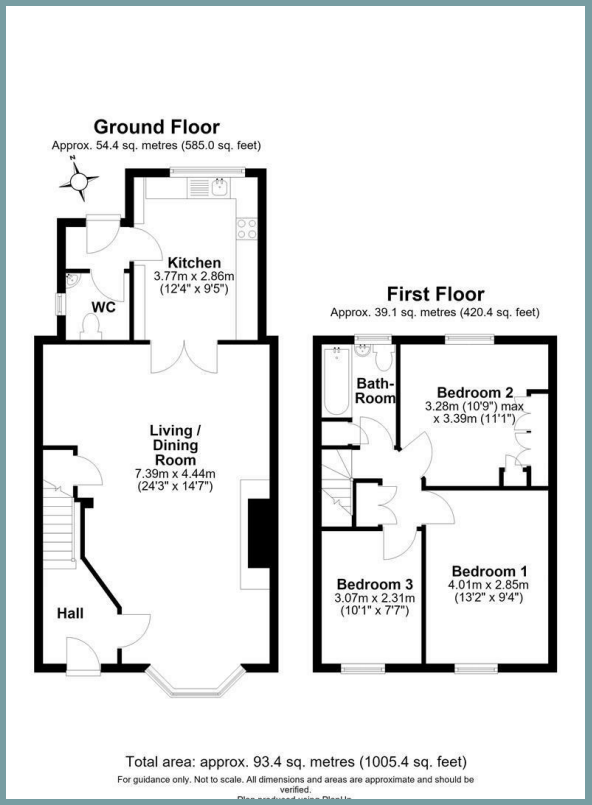
- 1930s terraced property
- 3 good size bedrooms
- Excellent potential for improvement
- Driveway
- Sought-after residential location
- Downstairs WC
- Additional rear garden
- No onward chain

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

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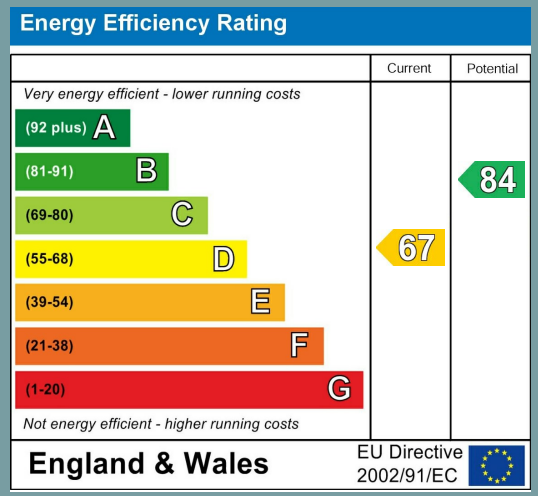
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169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk





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