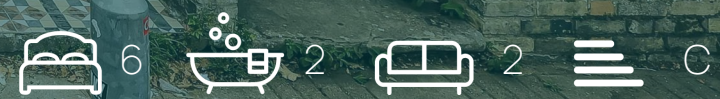


Bush & Co.



41 Devonshire Road, Cambridge





Guide Price £600,000 Freehold

About the Property

Devonshire Road is a Victorian 3-storey townhouse, currently a 6-bedroom HMO which can return to a family house. The house comprises an entrance hall, sitting room, dining room, kitchen/ breakfast room. First floor: landing, 3 bedrooms, shower room. Second floor: bedroom 4 and shower room. Gas-fired central heating, enclosed rear garden. Within walking distance of Cambridge main line railway station and the shops on Mill Road.

Devonshire Road runs between Tenison Road and Mill Road in this highly regarded and accessible area of the city. It is perfectly located for the railway station and is a short walk to the city centre and Botanical Gardens. It is also ideally placed for access to Addenbrooke's Hospital. There are excellent local amenities in the thriving and cosmopolitan Mill Road area, including a wide range of independent shops, cafés, and doctors. It is also within easy reach of schooling for all ages, as well as being close to the university and colleges.

Accommodation in detail.

Ground floor: UPVC front door to entrance hall, with stairs to first floor and door through to the kitchen, radiator. Sitting room with bay window, fireplace aperture, picture rails and cornicing and radiator. Dining room with storage cupboards and door to the rear garden, radiator. Kitchen well fitted with sink unit, range of wall and base units, electric hob and oven, plumbing for washing machine, gas-fired boiler, door to the rear garden, radiator. First floor landing with stairs to second floor, 3 bedrooms, and shower room. Second floor landing, door to the shower room and bedroom 4.

Outside. A shallow front garden with a path to the front door. The rear garden is enclosed with walling and graveled.

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Council Tax: Band D

Property Highlights

- Victorian townhouse
- 6 bedroom HMO
- Will make a great family house
- NO CHAIN
- Gas fired central heating
- 2 reception rooms
- Fitted kitchen/breakfast room
- Walled rear garden
- Close to the mainline railway station
- 3 storeys of accommodation

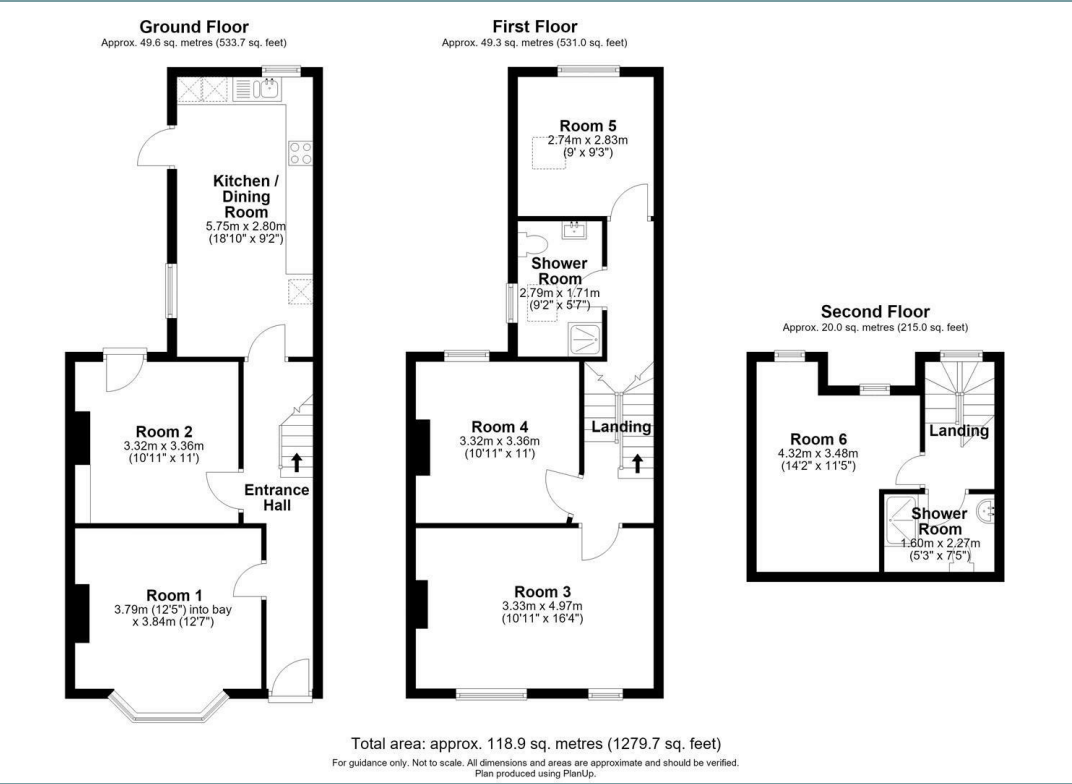
Further Information

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





41 Devonshire Road, Cambridge



Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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sales@bushandco.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	