

Bush & Co.



117 Speedwell Close, Cambridge





Guide Price £300,000 Freehold

About the Property

Cherry Hinton is located south-east of Cambridge and benefits from many local facilities. As a self-contained village on the periphery of Cambridge, there is a wide range of shops and services, primary and nursery schooling, a library and the nearby Cherry Hinton Hall Park. Access is also convenient to the Addenbrookes hospital biomedical campus and other major employers, with a regular bus service to the city centre. An established Tesco superstore is a short distance away.

Accommodation in detail;

Ground floor, double-glazed entrance door, with stairs leading to first floor. Tiled kitchen with a sink unit, fitted base and wall units, electric oven, plumbing for washing machine, fridge freezer space and a gas combi boiler. Sitting/ dining with wood effect laminate flooring, understairs cupboard and double French doors to rear garden.

Bedroom 1 being a double with two double-glazed windows to the front elevation. Bedroom 2 has a double-glazed window overlooking the rear garden and a radiator. Carpets in each. Three Piece part tiled bathroom suit comprising paneled bath, WC, wash hand basin and electric shaver point.

Outside there is a lawned frontage. The enclosed rear garden is laid to lawn with a small paved patio area. Allocated parking nearby.

Tenure: Freehold.

Services: Main water, drainage, gas and electricity.

Council Tax; Band C

Property Highlights

- Chain Free
- 2 bedrooms
- Mid-Terrace
- Double glazed windows
- Freehold
- Near local Facilities
- Allocated parking

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

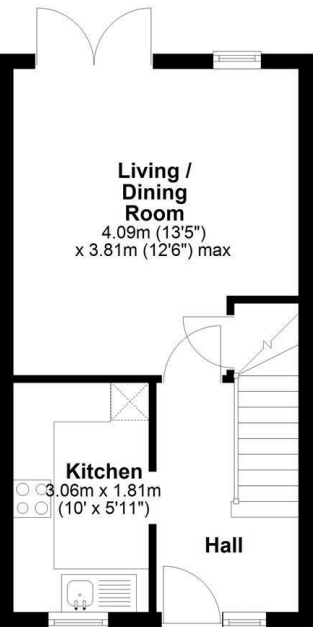
Viewing - By appointment

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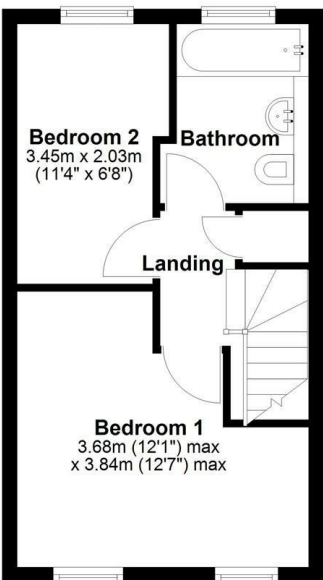
Ground Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



Total area: approx. 55.6 sq. metres (598.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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