



Bush & Co.



## 85 Vinery Road, Cambridge, Cambridgeshire, CB1 3DW

Guide Price £525,000 Freehold



Energy Rating Band D



Location: Vinery Road is located in the favoured Romsey Town area. Romsey Town has a unique atmosphere and a wealth of independent retail shops and services. There is schooling for most ages, several parks, and the area has easy access to the railway station to London's Liverpool Street and Kings Cross, Addenbrookes Hospital and the City Centre.



Accommodation in detail: Ground floor, double-glazed door with stained glass detail, entrance hall with stairs to first floor, original archway and radiator. Sitting/ dining room with bay window to front elevation, dado rail, under-stairs cupboard and radiator. Kitchen with a sink unit and range of wall and base units, electric hob and oven, extractor fan. Utility area with plumbing for washing machine, gas-fired boiler serving hot water and central heating, door to rear garden. Cloakroom with hand basin and WC. The bathroom is a modern suite with a panel bath, hand basin, WC, shower cubicle, Velux windows and radiator. First floor landing, Bedroom 1 with 2 double-glazed windows to the front elevation and a radiator. Bedroom 2 fitted cupboards and double glazed window overlooking the rear garden. Bedroom 3 has a double-glazed window overlooking the rear garden.

Outside is a shallow front garden. At the rear is a pleasant garden with rear pedestrian access, lawns, beds and a shed.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; D



## Exceptional service in Cambridge and the surrounding villages

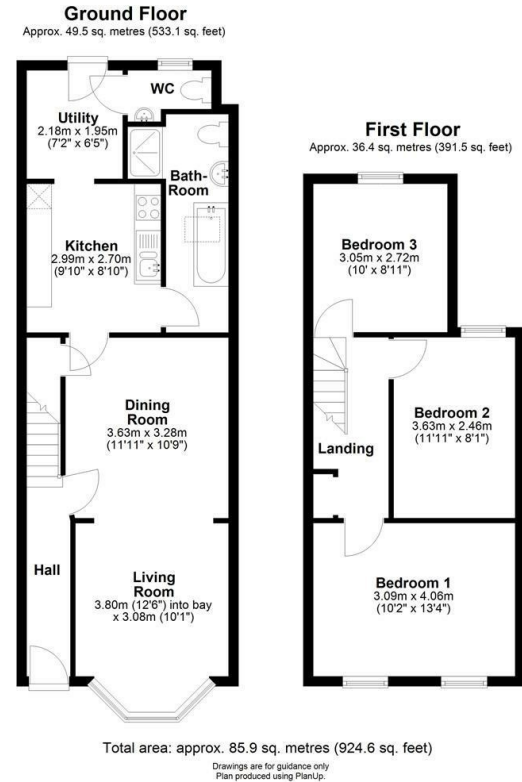
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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
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- \* Dedicated sales progression
- \* Social media campaigns
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- \* Media tours

Contact us for a free valuation of your property  
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[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate



## 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

[www.bushandco.co.uk](http://www.bushandco.co.uk)

