



Bush & Co.



## 57 Cavendish Road, Cambridge, Cambridgeshire, CB1 3AE

Guide Price £452,000 Freehold



Energy Rating Band C

Cavendish Road is a sought after residential street in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is located just over 1 mile away, the railway station (with fast trains to London) around 0.7 miles and the Addenbrookes Hospital Biomedical Campus less than 2 miles. Parking is available on street without the need for a permit.

The property is a Victorian terraced house, which has been recently updated, with well proportioned accommodation which benefits from double glazing, gas radiator heating and a generous low maintenance garden. Perfectly situated on the street, with no property to the front, and close to all the facilities of Mill Road without the hustle and bustle. Sold with the advantage of no upward chain.

The entrance door leads into an inviting open plan reception room with defined living and dining areas, two fireplace apertures, dual aspect double glazed windows and a central staircase.

The modern fitted kitchen sits at the back of the house allowing an abundance of natural light via two double glazed windows and a glazed panel door to the garden. There is a modern range of wall and base units with work surfaces and inset stainless steel sink and drainer as well as an integrated electric oven and hob with extractor over, plumbing for washing machine, plumbing for dishwasher and wall mounted gas fired combination boiler.

The first floor landing has an exposed wooden floor and loft hatch, whilst doors lead to both bedrooms and bathroom. The principal bedroom spans the width of the house at the front with a double glazed window and built in wardrobe. Bedroom two is another comfortable double room, located peacefully at the back, with a double glazed window overlooking the garden, a feature brick fireplace, exposed wooden floor and built in cupboard.

The modern four piece bathroom includes a double glazed window to the rear in addition to bath, separate shower cubicle, w.c and wash hand basin as well as splashback tiling and a mirror.

Outside - There is a shallow front garden with path to the front door.

The enclosed low maintenance rear garden features paved and gravelled areas with outside lighting. A pedestrian access right of way exists across the back.



## Exceptional service in Cambridge and the surrounding villages

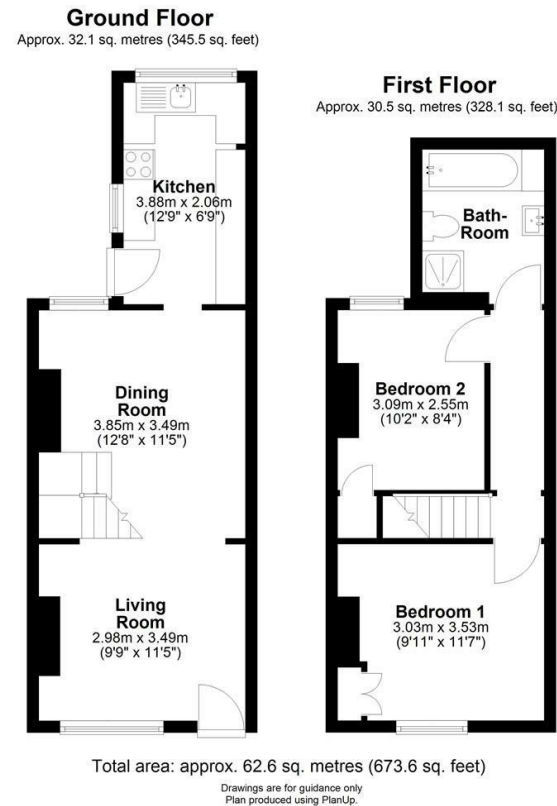
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## Further Information

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

169 Mill Road  
Cambridge  
Cambridgeshire  
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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

