



Bush & Co.



119 Cherry Hinton Road, Cambridge, CB1 7BS

Guide Price £585,000 Freehold



Energy Rating Band C

Cherry Hinton Road is conveniently situated on the favoured south side of the city. The location allows easy access to the city centre, railway station and the Addenbrookes Hospital Biomedical Campus. There are numerous shops and supermarkets nearby, and good schooling for all ages is available.

Accommodation in detail. Ground floor timber and glazed front door to entrance hall with stairs to first floor, radiator. Cloakroom with WC and hand basin. Sitting room with bay with double glazed windows, picture rails and cornice, covered fire place with painted surround, timber flooring and radiator. Dining room double-glazed window, covered fireplace, picture rails, timber flooring and radiator. Kitchen/ breakfast room with a sink unit and range of wall and base units, gas hob, electric oven, breakfast bar, double-glazed window to rear garden and radiator. Bedroom with window and door overlooking the rear garden and radiator, ensuite shower room. First flooring landing. Bedroom 1 with double-glazed window, cast iron feature fireplace, timber flooring and radiator. Bedroom 2 has a double-glazed window overlooking the rear garden, cast iron fire place and a radiator. Bathroom with a panel bath, shower cubicle, hand basin, WC, cupboard housing plumbing for washing machine and towel rail.

Outside is a generous garden with shrubs and a path leading to the front door. The rear garden laid to grass, shed and at the rear of the plot is off street parking.

Tenure: Freehold.

Services: mains water, drainage, gas and electricity.

Council Tax; E



Exceptional service in Cambridge and the surrounding area

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
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

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Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk



Further Information

Tenure - Freehold

Council Tax - Band E

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.