

Bush & Co.



78 Perne Road, Cambridge





Guide Price £700,000 Freehold

About the Property

Location. Perne Road is situated on the favoured south side of the city, which is ideally located for access to the railway station and Addenbrookes Hospital Biomedical Campus. There are several shops and supermarkets within walking distance, and the area is well served by schooling for all ages.

Accommodation in detail.

Ground floor Upvc glazed front door, entrance hall with stairs to first floor, storage cupboard and radiator. Cloakroom with hand basin and WC. Sitting/dining room with double-glazed bay window, timber flooring and radiator. Kitchen/breakfast room offering a sink unit, with a range of wall and base cupboards, gas hob, electric oven, patio doors to the rear garden and radiator, utility with sink unit and plumbing for washing machine, and radiator. First flooring, landing access to the loft space. Bedroom 1 window overlooking the rear garden, a range of wardrobes and a radiator. Bedroom 2 double glazed window to the front elevation and a radiator. Bedroom 3 double glazed window to the front elevation and a radiator. Bathroom with panel bath with shower over, hand basin, WC, gas-fired boiler and radiator.

Outside paved driveway providing off-street parking, gated side access to the rear garden. The garden is laid out as a lawn with a covered terrace, fencing and a brick built shed.

Annex with studio room, kitchen area, shower room, gas-fired boiler, and conservatory with laminate flooring.

Tenure: Freehold.

Services; Mains water and drainage.

Council tax; D

Property Highlights

- Substantial semi- detached family house
- 3 double bedrooms
- Annex
- Off street parking
- Garden
- Sitting/dining room
- Kitchen/breakfast room
- Cloakroom
- Family bathroom
- NO CHAIN

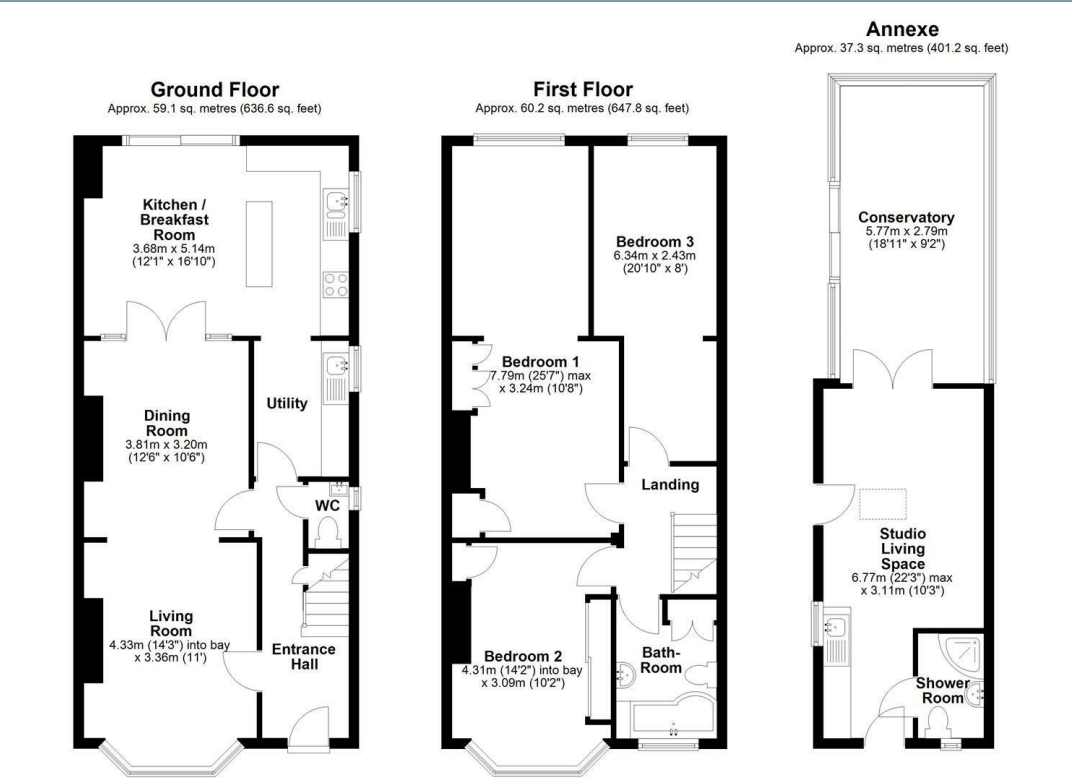
Further Information

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





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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC