



Bush & Co.

## 72 Cowper Road, Cambridge - Guide Price £500,000

Cowper Road is conveniently situated off Cherry Hinton Road to the south side of the city, offering access to the mainline railway station, Addenbrookes Hospital Biomedical Campus and a variety of shops and services.

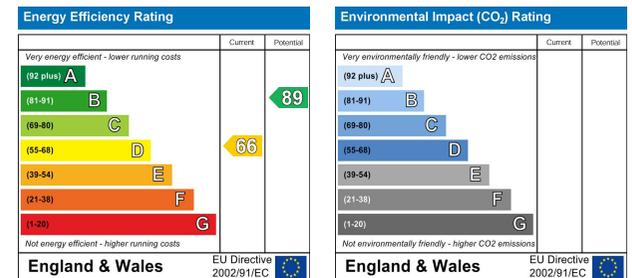
The property is a 1930's semi-detached house on a large plot which offers scope to significantly extend and improve, subject to planning. There are double glazed windows and doors as well as a gas fired radiator heating system. Sold with no upward chain.

The entrance hall has a door to the front and stairs to the first floor. The sitting room is at the front with a bay window and the dining room is located at the back with a window and door to the garden. The fitted kitchen comprises a range of wall and base units with integrated electric oven and gas hob. There is a wall mounted gas fired boiler, pantry and door to the garden.

The first floor landing has a window and loft hatch. Bedroom one is a double room at the front with bay window. Bedroom two is another double room at the back. Bedroom three is a single room at the front. The three piece bathroom has a shower over the bath and window.

Outside - There is an open plan frontage with off street parking for one car. The enclosed rear garden is laid to lawn with side access.

Agency Note: The vendor does not hold title deeds for this property. The sellers will apply for a title upgrade once a sale has been agreed.



### IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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