

Bush & Co.



20 Cavendish Road, Cambridge



1



1



1



D



Guide Price £245,000 Leasehold

About the Property

In brief, the accommodations consist of a welcoming entrance hallway that gives access to all ground floor rooms, with wood effect flooring, the kitchen has a range of matching cabinets and drawers, ample work surfaces, space and plumbing for various appliances, a window to the front aspect finished with modern tiling.

The living/dining room is light, bright, and airy, a beautiful room with a vaulted ceiling, exposed beams, ample space for a dining table and chairs, an under-stair storage cupboard, window to the front aspect. The bedroom is a good-sized double with a high ceiling, the bathroom is modern in design, has a bath with a shower over, WC, hand wash basin, heated towel rail, storage cupboard finished with contemporary floor to ceiling tiling.

Outside, the property is entered via a secure wooden gate that gives access to stairs to the first floor. There is allocated off-street parking and a bicycle store.

Cavendish Road is a desirable residential location in the heart of Romsey Town with all the independent shops, cafes, and facilities that Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.7 miles, and the Addenbrooke's hospital biomedical campus is less than 2 miles. Parking is available on the street without the need for a permit.

TENURE - Leasehold The lease has been extended, expiring 2192

SERVICE CHARGE – £1974 Per Annum

GROUND RENT - N/A

Property Highlights

- Very well presented throughout
- Close to all amenities Mill Road has to offer
- Vaulted ceilings, with exposed beams
- Allocated off street parking
- Modernised throughout
- Close proximity to mainline railway station

Further Information

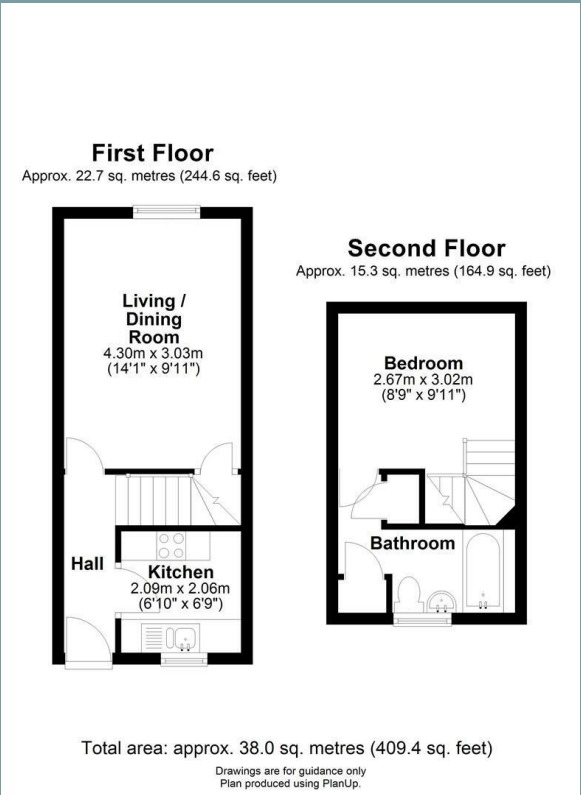
Tenure - Leasehold

Council Tax - Band B

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

Viewing - By appointment

20 Cavendish Road, Cambridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk