



Bush & Co.





**94 Peverel Road, Cambridge, CB5 8RJ**

**Guide Price £475,000 Freehold**



Energy Rating Band D

Peverel Road is located on the eastern fringe of the city. The location allows for convenient access to the A14, and the Cambridge North railway station is less than 2 miles away using the Chisholm Trail. The city centre, Addenbrookes hospital biomedical campus, and Milton Road science/business parks are all within easy reach, and there are numerous shops and supermarkets nearby.

The accommodation in detail: UPVC front door with leaded detail, entrance hall with stairs to first floor, 2 storage cupboards, and tiled flooring. Sitting room with feature fireplace, side shelf, dado rail, timber flooring and radiator, dining room with timber flooring and radiator, family room with 2 sets of patio doors to the rear garden, laminate flooring and radiator.

Kitchen with sink unit and range of wall and base units, 5 ring gas hob, electric oven, plumbing for washing machine and dishwasher, door to side passage. Study/ bedroom 5 with independent access from the front driveway.

First floor landing with stairs to second floor, 3 bedrooms and a shower room, second floor double bedroom with fitted wardrobes and an ensuite shower room.

Outside. To the front is a paved driveway providing off-street parking. The rear garden is enclosed with paving and Astro turf, large workshop/ studio.

Tenure: Freehold.

Services: mains water, drainage, gas, and electricity

Agent Note. The house is non-traditional construction and believed to be Laing Easi form 1955.

Agent Note: The aviaries are being dismantled and removed.

Council Tax: C







## Exceptional service in Cambridge and the surrounding villages

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.

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Established. Independent. Passionate



## 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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