



Bush & Co.



## 90 Sturton Street, Cambridge, CB1 2QA

Guide Price £525,000 Freehold



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2



1



E

Energy Rating Band E

In brief the accommodation consists of; entrance lobby with space for footwear and coats, leads to the living/dining room, that is open plan in design. There are original stripped floorboards, under under-stair storage cupboard, and stairs rising to the first floor. The kitchen has a range of matching cabinets and drawers, ample worksurfaces, oven with 4 ring hob, space and plumbing for various appliances, dual aspect windows, part glazed door leads to the rear garden.

The first-floor accommodation has a large study/landing area, which could easily create a third bedroom with the simple addition of a stud wall and has stairs rising to the second floor. Bedroom 2 is a double located to the front of the property, with exposed original floorboards, 2 built-in wardrobes. The bathroom has a bath with a shower over, WC, hand-wash basin, and storage cupboard.

The second-floor accommodation has a double bedroom with exposed brickwork, window to rear aspect, Velux window, ensuite shower room with WC and hand wash basin.

Outside, there is a large rear garden with a covered lean-to, patio area, and side access behind a secure wooden gate leading back to Sturton Street.

Agents' Note: There is a right-of-way for numbers 92 and 94 Sturton Street.

Location: Sturton Street is located off Hooper Street within the Suburb of Sturton Town, giving easy access to the City Centre. Sturton Town is located in a popular residential area in Cambridge, close to the Grafton Centre and Mill Road. The location allows pedestrian access to the station and the City Centre.



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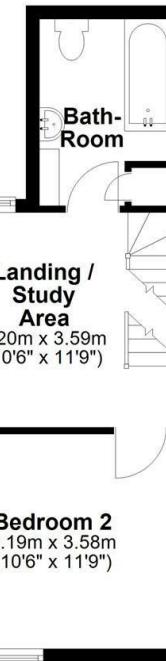
### Ground Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



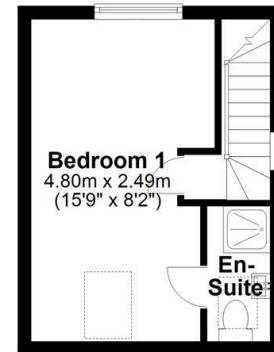
### First Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



### Second Floor

Approx. 17.3 sq. metres (185.9 sq. feet)



Total area: approx. 75.4 sq. metres (811.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### 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

169 Mill Road  
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