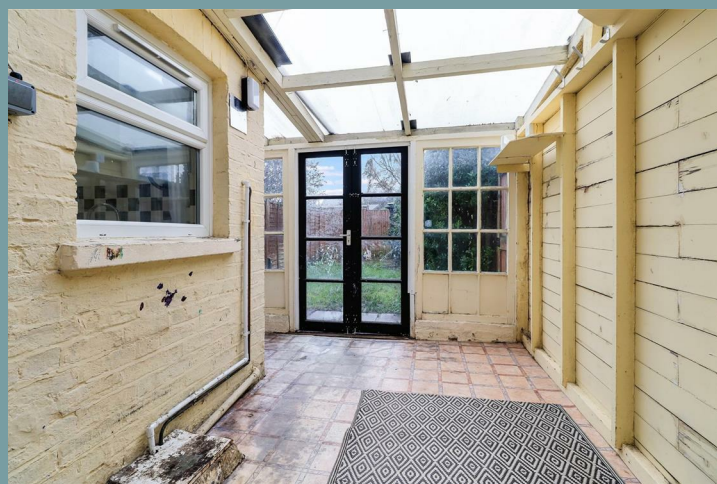




Bush & Co.

28 Ross Street, Cambridge

 2  1  2  D



Guide Price £455,000 Freehold

About the Property

Ross Street is a desirable residential location in the heart of Romsey Town, within walking distance of the historic city centre, mainline railway station, and all the independent shops and cafes Mill Road is famous for. The Addenbrooke's Hospital Biomedical Campus and other major employers are within easy cycling distance. The area offers convenient access to nearby parks, meadows and the River Cam and there are excellent schools for all ages close by. Permit-free parking is readily available, adding everyday convenience.

Accommodation in detail. Ground floor timber and glazed front door with fan light over, entrance hall radiator. Sitting room with widow to the front elevation and radiator. Dining room with stairs to the first floor and a radiator. Kitchen with sink unit, range of wall and base storage units, gas hob, electric oven, plumbing for washing machine and fridge space, gas-fired boiler serving central heating and hot water. Lean to with doors to the rear garden. WC. First floor landing 2 bedrooms. Bathroom with panel bath with shower over, hand basin and WC, storage cupboard and radiator.

Outside, a front garden with shrubs and a path to the front door. Side access to the rear garden with shrubs and a lawn.

Tenure; Freehold.

Services: Mains water, drainage, gas and electricity.

Council Tax; C

Agent note: Planning for a Single storey rear extension - 26/00930/HFUL

Property Highlights

- Victorian end of terrace
- No chain
- Gas fired central heating
- 2 Bedrooms
- Sitting/dining room
- Front and rear garden
- Close to local parks
- Has Planning Permission Granted For Rear Single Story Extension

Further Information

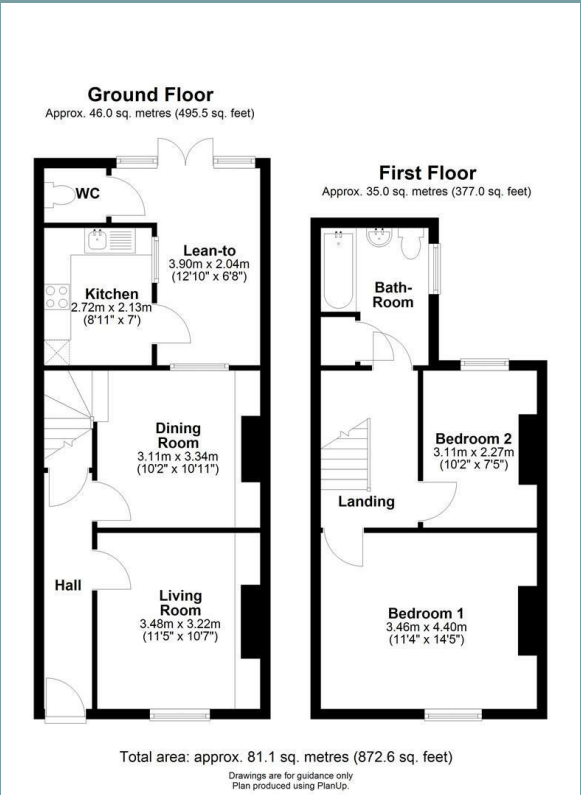
Tenure - Freehold

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

28 Ross Street, Cambridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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

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