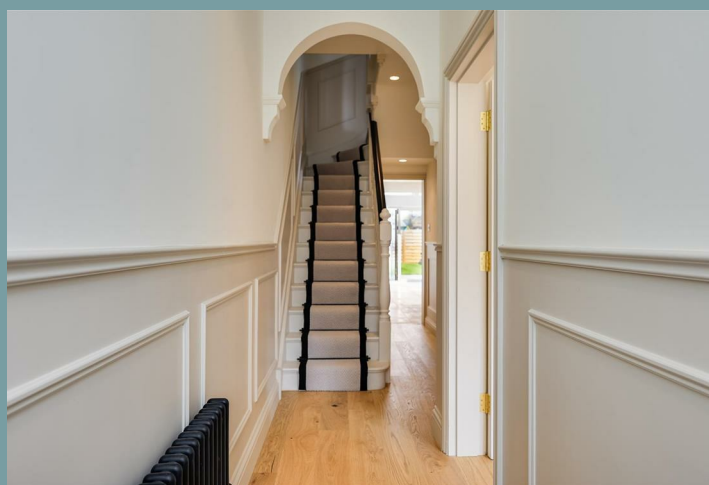




Bush & Co.

16 Sedgwick Street, Cambridge

4 2 1 B



Guide Price £925,000 Freehold

About the Property

The house comprises an entrance hall, a sitting room with a bay window and a fireplace. Cloakroom, Magnificent Kitchen/dining/family room with bi-fold doors opening to the rear garden. First floor: 3 bedrooms and an exceptional bathroom. Second floor: principal bedroom with fitted wardrobes and an ensuite shower room. Outside the property is a newly landscaped garden with a substantial terrace adjacent to the rear of the house.

The house has had a program of works including a newly constructed rear 2-storey elevation, reroofed, rewired, replumbed, replastered, a newly fitted kitchen and bathrooms. The house has been installed with new double-glazed windows, new gas-fired central heating systems, as well as numerous design features that complement the modern way of living.

Sedgwick Street is a popular residential location in the heart of Romsey town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just 1 mile away, the railway station is around 0.7 miles away, and the Addenbrookes hospital biomedical campus is less than 2 miles away. Parking is available on the street without the need for a permit.

The accommodation in detail.
Ground floor. New front door with a fan light over. Entrance hall with stairs to first floor, original archway and corbels, Timber flooring and inset coconut mat, timber panel walls with dado rail and radiator. Sitting room, a stunning room with a fireplace and an oak shelf, recessed storage cupboards and shelving. Cornicing, picture rails, timber flooring and radiator. Cloakroom with WC with concealed cistern, hand basin with cupboard below and radiator.

Kitchen/dining/family room, a wonderful room with double glazed Bi fold doors opening to the rear garden. This exceptional kitchen has been fitted with quality fittings and comprises a sink unit with designer taps, a range of wall and base units, an electric hob, oven, combination grill and microwave, dishwasher, space for an American-style fridge/ freezer, and plumbing for a washing machine, extractor fan, under-unit, wall and inset lighting. Stone flooring with underfloor heating, vaulted ceiling with double-glazed gable.

First flooring landing with stairs to the first floor with a matching handrail and spindles. Bedroom 2 has a double-glazed window overlooking the rear garden, a Velux window and a radiator. Bedroom 3 with double glazed window overlooking the rear garden, a fitted wardrobe and a radiator. Bedroom 4 with double glazed window to the front elevation and a radiator. The bathroom has been fitted to an outstanding standard and design, comprising bath, vanity, hand basin, WC, large shower cubicle, timber and tiled walls, tiled flooring, double-glazed window and towel rail. Second-floor landing, Bedroom 1 with a range of fitted wardrobes and eaves storage, wall lights and a radiator. Ensuite shower room. Beautifully fitted with a shower cubicle, hand basin, WC, Velux window and towel rail.

Outside is a front garden behind a newly constructed brick wall with reclaimed Cambridge bricks. Bin and bike storage area with bike anchors. The rear garden is surrounded by timber fencing. The garden is laid with a new lawn and a paved terrace adjacent to the rear of the house.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; Band D

Property Highlights

- One of the finest houses in Romsey Town
- 4 bedrooms
- Fantastic family bathroom
- Ensuite shower room
- Exceptional Kitchen/dining/family room
- A quailty renovation
- Landscaped garden
- Sitting room
- Double glazed windows and gas fired central heating
- NO CHAIN

Further Information

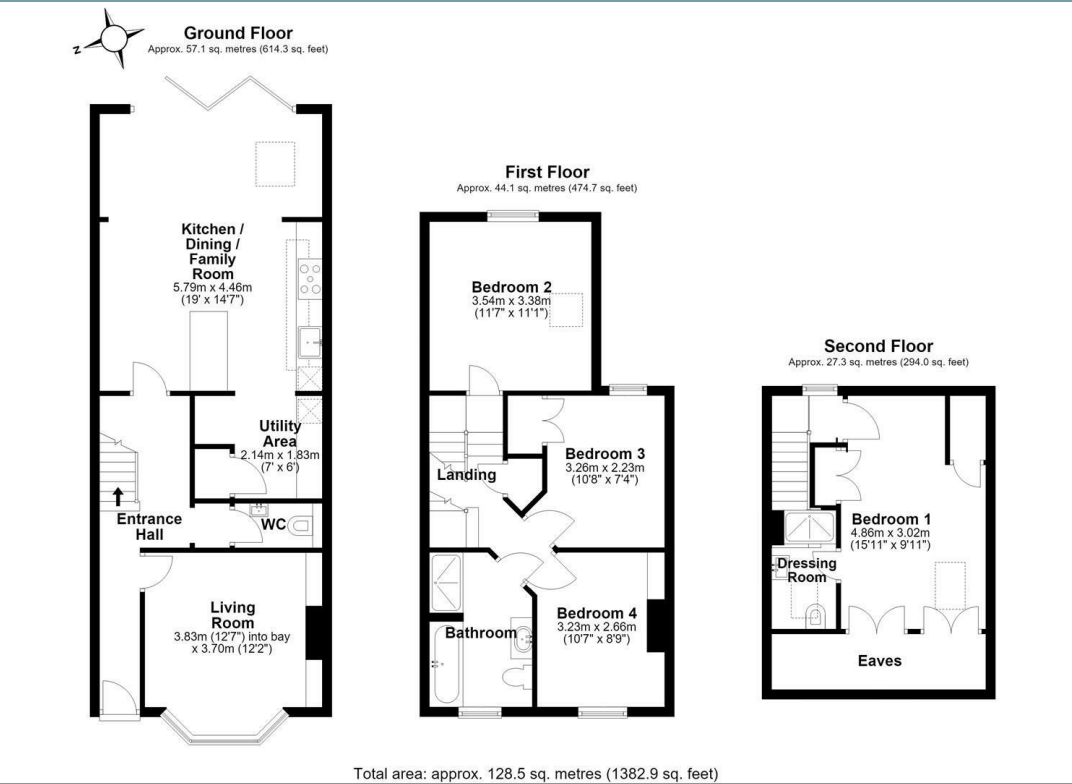
Tenure - Freehold
Council Tax - Band D
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment





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4 2 1 B



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	89
(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

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.