



Bush & Co.



155 Ross Street, Cambridge, CB1 3BS

Guide Price £650,000 Freehold



Energy Rating Band D

In brief, the accommodation consists of: a charming stained glass front door, which leads to the entrance hallway, with stairs rising to the first floor, original exposed floorboards that continue through to the living room, and under-stair storage. The inner hallway, gives access to all ground floor rooms, the modern kitchen/dining room, is contemporary in design, an impressive light and spacious room there is a range of matching cabinets and drawers, ample wooden worksurfaces, integrated appliances include, double oven, microwave, fridge/freezer, dishwasher, 4 ring gas hob with extractor above, tiled flooring, 2 windows to side aspect, bi folding doors lead to the rear garden. The living room is a comfortable space, with a cast iron fireplace with decorative tiling, 2 new double glazed large sash windows to the front aspect, and bespoke shelving. The utility room has space and plumbing for appliances, a butler sink, sash window. The ground floor accommodation is finished with a WC.

The first floor has 3 double bedrooms and the family bathroom off a central landing, which has a storage cupboard and light tunnel, and loft access. Bedroom 1 is located at the front of the property with lovely views across Romsey Park, bespoke wardrobes, and 2 new double glazed sash windows. Bedroom 2 is a double with a sash window to the rear aspect and a cast-iron fireplace. Bedroom 3 again is a double. The family bathroom is beautifully appointed, there is a bath with a shower attached, separate shower cubicle, WC, wash hand basin, heated towel rail, finished with stylish floor to ceiling tiling.

Outside, the property is set back from the road, behind a low brick wall, a wrought iron gate opens to decorative Victorian tiles that lead to the front door. The rear garden has a patio area at the foot of the garden that enjoys a large amount of sunlight ; the remainder laid to lawn. A secure wooden gate allows for rear access that leads back onto Ross Street.

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.



Exceptional service in Cambridge and the surrounding area

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.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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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

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.