Bush & Co.



22 York Street, Cambridge

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Guide Price £350,000 Freehold

About the Property

York Street is delightfully located in the heart of Petersfield, within easy reach of all the facilities Mill Road and the historic city centre have to offer. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large scale world class science hubs as well as further general commercial and residential improvement schemes. The mainline railway station, the retail park and multiple green spaces including Parker's Piece are just a short walk away.

The property is an end terrace house which would ideally suit first time buyers and buy to let investors alike, with double glazed windows and doors, a gas radiator central heating system and generous private garden. Sold with the advantage of no upward chain.

The front door leads directly to the living room, with original cast iron fireplace and timber surround. The full width kitchen provides a comprehensive range of wall and base units with worksurfaces and integrated electric oven and gas hob with extractor over. There is plumbing for a washing machine, space for a fridge freezer and a door to the rear garden. The modern three piece bathroom has a shower over the bath and part tiled walls.

The first floor features two bedrooms. Bedroom one is a well proportioned double room, spanning the width of the house, at the front, with an original cast iron fireplace and fitted alcove storage. Bedroom two is quietly positioned at the back with a useful built in cupboard.

Outside - There is a well proportioned enclosed rear garden with side access passageway. Pedestrian right of way access is provided for neighbouring property.

Property Highlights

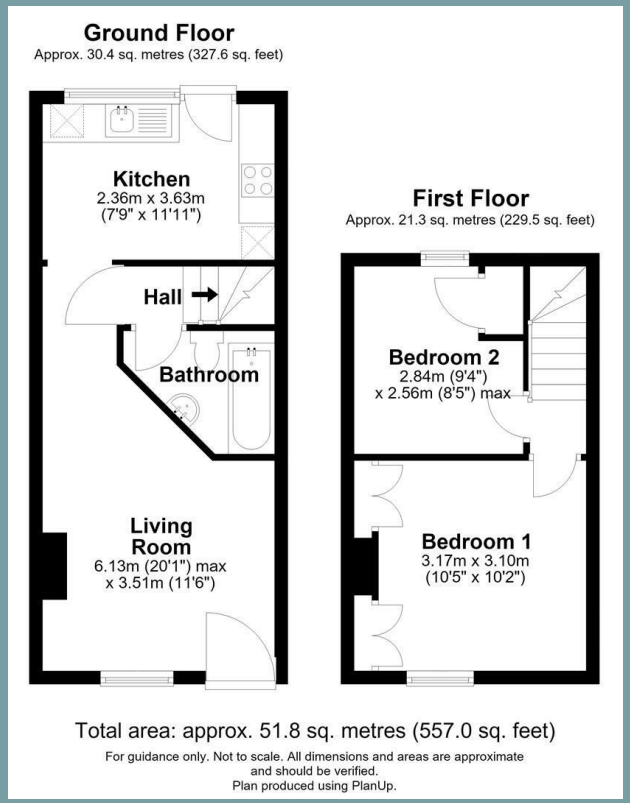
- Period End Terrace House
- Sought After Petersfield Location
- No Chain
- Walking Distance To Railway Station & City Centre
- Two Bedrooms
- Double Glazed Windows
- Gas Radiator Heating
- Private Garden

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

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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.

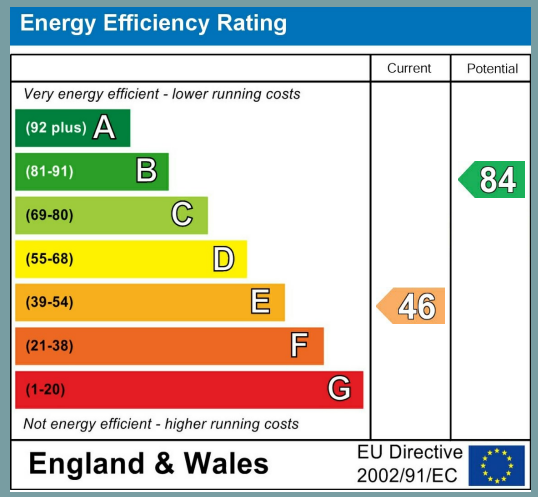
- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status
- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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169 Mill Road, Cambridge, CB1 3AN

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sales@bushandco.co.uk





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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.