



**bush**  
sales



# 81A Birdwood Road, Cambridge - Offers Around £215,000

A one bedroom first floor maisonette situated in this popular residential area. The property comprises ground floor entrance hall, first floor landing, open plan kitchen/living area, double bedroom and bathroom. Benefiting from gas fired central heating, double glazed windows, central location, large enclosed private rear garden and offered with no onward chain.

## Location

Birdwood Road is located to the South side of the City. The location allows access to Addenbrookes Hospital and Romsey Town. The Romsey Town area has a unique atmosphere and offers a wealth of retail shops and services, a number of parks and schooling for most ages. Conveniently situated for access to the City Centre and main line station to London Liverpool Street and Kings Cross.

## Entrance

Glazed and timber door leading to ground floor entrance hall.

## Entrance Hall

With stairs to first floor, radiator, gas fired boiler and under stairs storage space.

## First Floor Landing

With access to loft space and storage cupboard.

## Open Plan Kitchen/Sitting Area

19'2" x 12'3" (5.84m x 3.73m)

## Kitchen Area

With double glazed window to front, fitted base units, work surfaces, stainless steel sink and drainer unit, gas cooker point, extractor fan over, plumbing for washing machine, space for fridge/freezer, breakfast bar and recess shelving.

## IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Living Area

With two double glazed windows to front, radiator and fireplace aperture.

## Bedroom

11'3" x 9'6" (3.43m x 2.90m)

With two double glazed windows to rear, radiator, storage cupboard and wood effect laminate flooring.

## Bathroom

Three piece suite comprising panelled bath with shower over, wash hand basin and low level WC. Obscure double glazed window to rear, heated towel rail, tiled walls and wood effect laminate flooring.

## Outside

To the rear of the property is a established and enclosed private garden comprising lawn area, greenhouse, lockable brick store mature flower and shrub planting.

## Additional Information

Tenure - Leasehold

Term - Term 125 years commencing 10th May 1999

Maintenance Charges - £300.51 PA

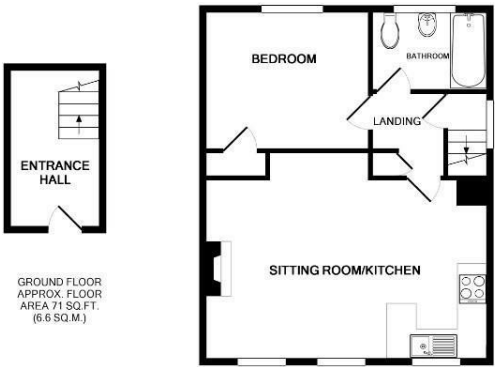
Ground Rent - £10 PA

Council Tax - Band B

Services - All mains services are believed to be connected to the property.

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewings - Strictly through the vendors selling agents 01223 246262

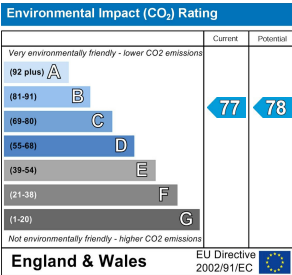
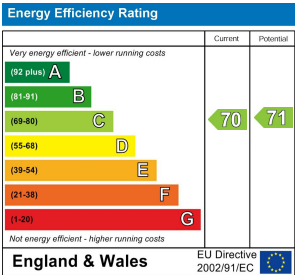


GROUND FLOOR  
APPROX. FLOOR  
AREA 71 SQ.FT.  
(6.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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