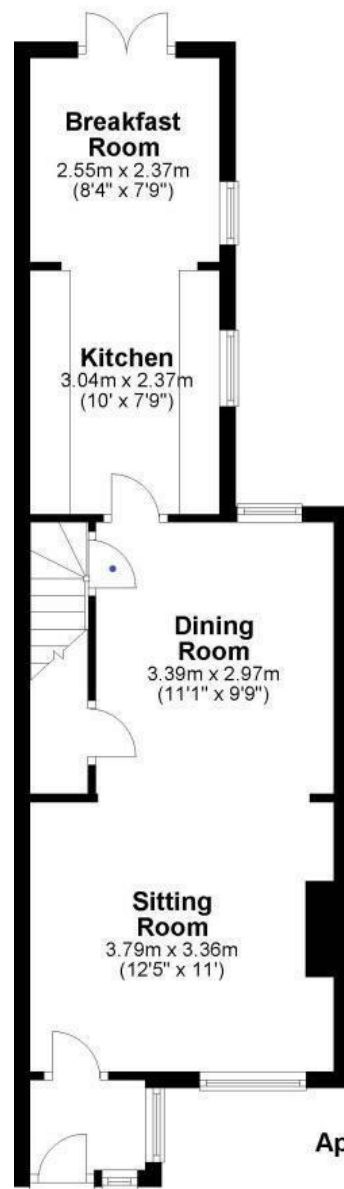


Ground Floor



66 Union Lane, Cambridge

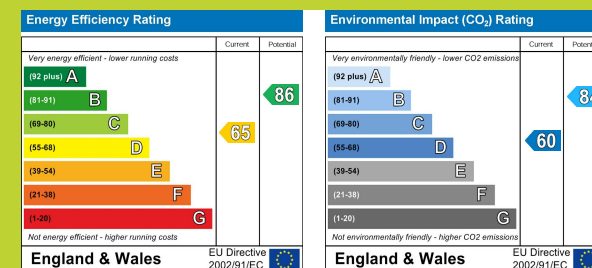
First Floor



Approx. gross internal floor area 75 sqm (800 sqft)

ENERGY PERFORMANCE

In accordance with new Government Legislation, this property has had an energy performance rating compiled



bush sales



66 UNION LANE Cambridge GUIDE PRICE £395,000

An immaculately presented two bedroom Victorian terraced home in a convenient location within easy reach of the city centre, Cambridge north and science park. The well proportioned accommodation comprises of: entrance porch, sitting room, dining room, re-fitted kitchen/breakfast room, first floor landing, two bedrooms and re-fitted bathroom. The property further benefits from double glazing, gas central heating and established garden approximately 100 foot in length and is offered with no onward chain.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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66 Union Lane
Cambridge

Location

Union Lane is located in the village of Chesterton which is a popular suburb located East of the City Centre, with a range of local shops and services, a number of local Inns and pleasant riverside walks by the Cam. Easy and convenient access to the City Centre, Grafton Centre, Tesco Superstore, Science Park, the A14 and M11. There are frequent bus services to the City Centre.

Entrance Porch

External timber door with glass panels leading to an entrance foyer. A further door leads to sitting room.

Sitting Room

12'5 x 11 (3.78m x 3.35m)
Double glazed window to front elevation. Feature cast iron place, striped wooden flooring and radiator. Opening to:

Dining Room

11'1 x 9'9 (3.38m x 2.97m)
Double glazed window to rear elevation. Striped wooden flooring, radiator, stairs to first floor with storage underneath. Single door leading to kitchen.

Kitchen/Breakfast Room

18'4 x 7'9 (5.59m x 2.36m)
Double glazed window to side elevation. Range of fitted wall and base level units and work surfaces housing a stainless steel sink and drainer. Integrated electric oven, gas hob and fridge/freezer. Plumbing for washing machine, wood effect laminate flooring , radiator and french doors leading to rear garden.

First Floor Landing

Access to loft space and a large overstairs storage cupboard.

Bedroom One

12'5 x 11 (3.78m x 3.35m)
Double glazed window to front elevation. Cast iron fireplace and stripped wooden flooring. Radiator.



Bedroom Two

10 x 7'9 (3.05m x 2.36m)
Double glazed window to rear. Stripped wooden flooring and radiator.

Bathroom

Obscure double glazed window to rear, radiator. Stylish three piece suite comprising panelled bath with shower over and glass screen, w.c and wash hand basin and heated towel rail.

Outside

At the front the property is set back from the road and is accessed via a metal gate with a blocked paved area. The generous rear garden extends to approximately 100ft and is laid to lawn and well stocked mature trees, flower and shrub beds. There is a greenhouse, timber shed and rear gated pedestrian access.

Additional Information

TENURE - Freehold

POSTCODE - CB4 1QB

COUNCIL TAX - C

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge City Council

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

