



Bush & Co.



15 Suez Road, Cambridge, CB1 3QB

Guide Price £470,000 Freehold



Energy Rating Band D

15 Suez Road is an exceptionally well-presented, 2-bedroom Victorian terraced property, with new double-glazed wooden sash windows throughout, offering spacious, well-planned quality accommodation, arranged over 2 floors with a first-floor bathroom, measuring 683 SQ FT.

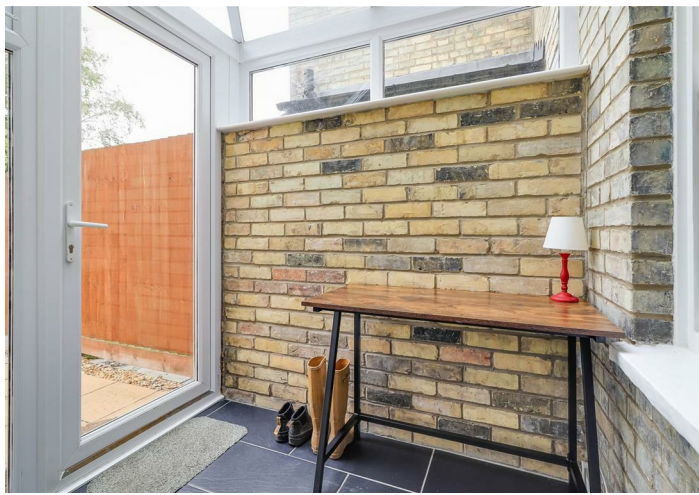
In brief, the accommodation consists of: a light and airy open-plan living / dining room, with a feature cast iron fireplace, bespoke cupboards with shelving above, original stripped flooring, dual aspect windows, stairs to the first floor off the dining room and under stair storage. The kitchen is modern in design, with a range of matching cabinets and drawers, ample work surfaces, an integrated Neff double oven, an integrated Neff fridge freezer, an integrated dishwasher, a 4-ring Neff hob with extractor above, finished with stylish tiling. Off the kitchen is the sun room, with a glazed door leading to the garden.

The first-floor accommodation has 2 bedrooms and a bathroom, all accessed off a central landing with access to the loft space. Bedroom 1 is a double and spans the width of the property with built-in wardrobes, a cast iron fireplace and stripped original floorboards. Bedroom 2 again is a double with stripped original floorboards and a window to the rear aspect. The bathroom has a bath with a shower over, WC and wash hand basin.

Outside, there is a patio area, shrub borders, and the remainder of the garden is laid to lawn. A pathway leads to the foot of the garden, there is a timber shed, and a secure wooden gate gives rear access that leads back to Suez Road.

Location

Suez Road is located off Mill Road in the favoured Romsey Town area. Romsey Town has a unique atmosphere and a wealth of retail shops and services. There are several parks, schooling for most ages, and the area provides easy access to the railway station to London Liverpool Street and Kings Cross, Addenbrooke's Hospital, and the City Centre.



Exceptional service in Cambridge and the surrounding villages

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.

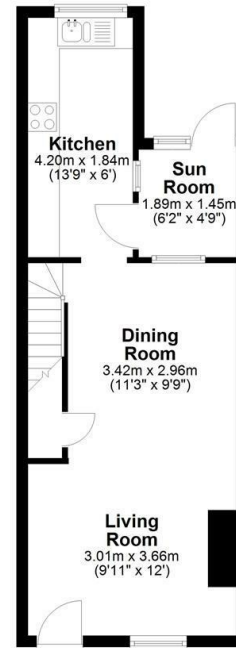
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Ground Floor
Approx. 34.9 sq. metres (375.8 sq. feet)



First Floor
Approx. 28.5 sq. metres (307.2 sq. feet)



Total area: approx. 63.5 sq. metres (683.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

