



Bush & Co.

41 Marmora Road, Cambridge - Guide Price £415,000

Marmora Road is conveniently located within Romsey Town, just a short walk to all the independent shops, cafes and facilities Mill Road is famous for. The railway station is less than 1 mile away whilst the city centre is around 1.5 miles and the Addenbrookes Hospital Biomedical Campus is 2 miles. Good schooling for all ages is available nearby, as are larger shops, supermarkets and several major employers.

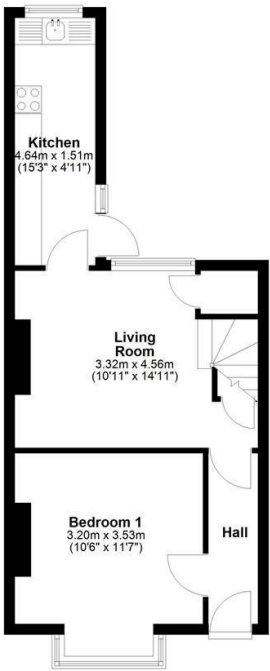
The property is a 1930's built end terrace house which is currently used for rental purpose and would benefit from comprehensive refurbishment throughout. The ground floor accommodation includes an entrance hall, living room, separate dining room and

kitchen whilst the first floor has a landing, two double bedrooms, a box room and shower room.

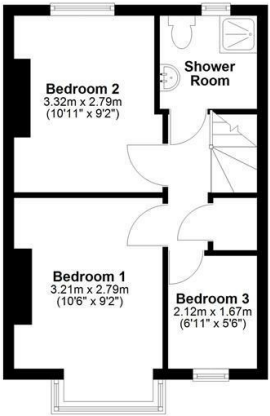
Outside - There is a shallow enclosed frontage with gated access and the rear garden is laid to lawn with an access gate leading to a pedestrian passageway onto Madras Road.



Ground Floor
Approx. 37.8 sq. metres (407.4 sq. feet)

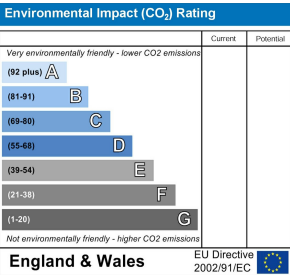
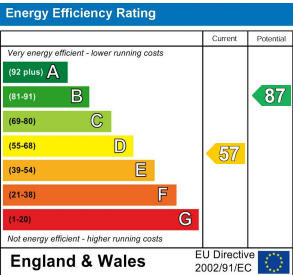


First Floor
Approx. 30.5 sq. metres (328.3 sq. feet)



Total area: approx. 68.3 sq. metres (735.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.

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