



Bush & Co.



45 Suez Road, Cambridge, CB1 3QB

Guide Price £600,000 Freehold



A fine example of a Victorian semi-detached house situated in the heart of Romsey town which offers convenient access to the city centre, railway station, the Addenbrookes hospital biomedical campus and all the independent shops, cafes and amenities Mill Road has to offer. The property has been updated in recent years to include made to measure double glazed timber sash windows throughout and new sub-floor ventilation. Sold with the advantage of no upward chain and further benefiting from a gas fired radiator central heating system and attractive rear garden.

The entrance door leads you into a welcoming hallway with stairs to the first floor. The beautiful open plan living/dining room is spacious and light courtesy of dual aspect windows, with engineered oak wood flooring, recessed alcove storage and an under stairs cupboard. The re-fitted kitchen comprises a range of wall and base units and timber work surfaces housing a ceramic butler sink, integrated oven and hob with extractor over and quarry tiled flooring. There is a utility area with plumbing for washing machine.

The first floor landing has a paddle step staircase to the second floor bedroom. Bedroom one has two replacement sash windows and ample built in storage. Bedroom two is quietly positioned at the back, being another double room. There is a stunning re-fitted three piece shower room by Bauhaus comprising large walk in shower enclosure, w.c with concealed cistern and wash hand basin with cupboards under. There are part tiled walls, tiled flooring and a fitted mirror.

The second floor, created from the loft, contains a third double room with rooflight windows to front and rear, eaves storage and fitted drawer units.

Outside - The delightful enclosed rear garden features lawned and paved areas with a pergola and side access gate. There is a brick shed housing the gas fired boiler.



Exceptional service in Cambridge and the surrounding area

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.

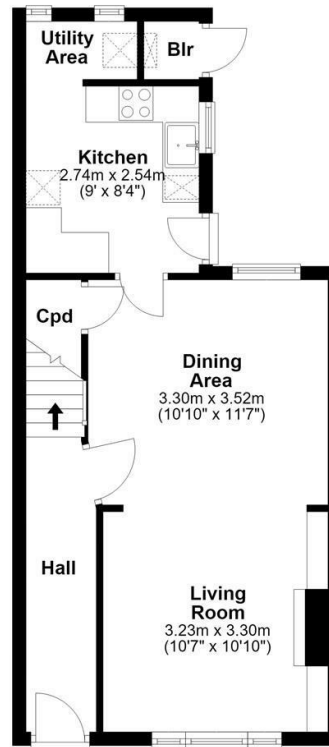
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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

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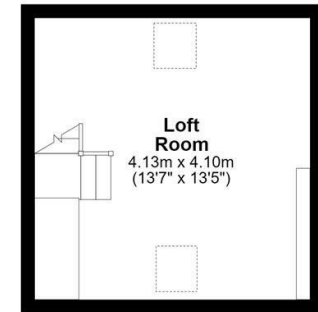
Ground Floor
Approx. 39.0 sq. metres (419.6 sq. feet)



First Floor
Approx. 36.6 sq. metres (393.7 sq. feet)



Second Floor
Approx. 16.9 sq. metres (182.2 sq. feet)



Total area: approx. 92.5 sq. metres (995.5 sq. feet)

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

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.