



Bush & Co.



## 9 Malta Road, Cambridge, CB1 3PZ

Guide Price £395,000 Freehold



Energy Rating Band C

An extended 2-bedroom terraced Victorian home, in need of cosmetic improvement, offering open plan living and a first-floor shower room, located just off Mill Road, and all the amenities this area has to offer, being sold with no onward chain.

9 Malta Road is a 2-bedroom Victorian home, with accommodation arranged over 2 floors measuring over 761 SQ FT, being sold with no onward chain.

In brief, the accommodation consists of: A large living room, open plan in design, has two fireplaces, stairs to the first floor, wood effect flooring and a window to the front aspect. The kitchen opens into the dining room and has a range of matching cabinets and drawers, an integrated oven, a 4-ring gas hob with extractor above, ample work surfaces, and space/plumbing for appliances. The dining room has a feature part vaulted ceiling with skylights, ample space for a table and chairs, floor-to-ceiling windows, and patio doors that lead to the rear garden.

The first-floor accommodation has 2 bedrooms, a shower room and WC, all off a central landing, with a cupboard, and access to the loft space from a pull-down ladder. The loft is fully boarded and has a Velux window. Bedroom 1 is a double, spanning the width of the property; bedroom 2 is a comfortable single. There is a shower room with a large shower cubicle, hand wash basin, and a separate WC, with hand wash basin.

Outside, the private rear garden has a patio area, shrub borders, and the remainder laid to lawn. There is a timber storage shed. A secure wooden gate allows for rear access, which leads back onto Malta Road.

Malta 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 away, and the Addenbrookes Hospital Biomedical Campus is 2 miles away. Good schooling for all ages is available nearby, as are larger shops, supermarkets and several major employers.



## 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.

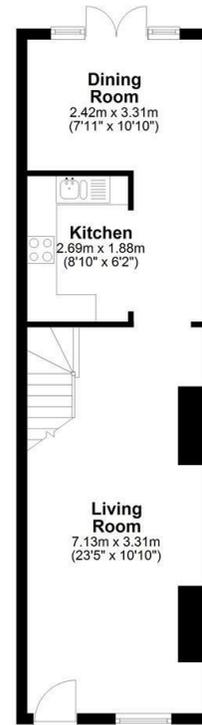
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* 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

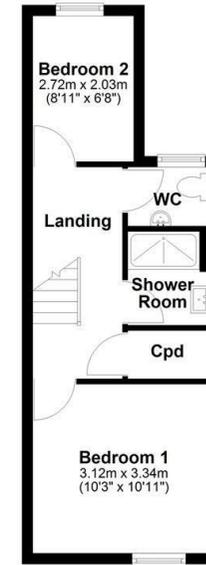
Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

**Ground Floor**  
Approx. 41.2 sq. metres (443.2 sq. feet)



**First Floor**  
Approx. 29.6 sq. metres (318.1 sq. feet)



Total area: approx. 70.7 sq. metres (761.3 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](http://www.bushandco.co.uk)

