



Bush & Co.





## 3 Willis Road, Cambridge, CB1 2AQ

Guide Price £900,000 Freehold



Willis Road is a delightful residential street located just moments from Parker's Piece and just a short walk to the mainline railway station and the historic city centre.

The property has expansive accommodation over three floors with the addition of a useful storage cellar. Currently split into five self contained rental units of differing sizes but could also be returned to a fantastic family home with plenty of original period features remaining. Either way a comprehensive internal refurbishment would be beneficial.

The entrance hall has access to both units on this level as well as the cellar which is used for storage and has a gas fired boiler and plumbing for washing machine.

Unit 1, on the ground floor at the front, has a bed sitting room with large bay window and beautiful original fireplace. The kitchen has an original fireplace and door to the garden. The shower room has a three piece suite and tiled fireplace.

Unit 2, on the ground floor at the back, has a sitting room with fireplace and built in cupboard. There is a separate bedroom with built in wardrobe, a kitchen with door to the garden and a three piece shower room.

Unit 3, on the first floor at the front, has a sitting room with bay window and original marble fireplace. There is a separate bedroom with built in cupboard, a kitchen with fireplace and three piece shower room.

Unit 4, on the first floor at the back, has a bed sitting room with cast iron fireplace and built in cupboard as well as a small kitchenette and three piece shower room.

Unit 5, taking up the entire second floor, has a sitting room, bedroom area, kitchen and three piece shower room.

Outside - There is a low level brick walled front garden with hard standing.

The low maintenance walled rear garden is mainly paved with shrub planting, a timber shed and rear access gate to a shared passageway.







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Willis Road, Cambridge, CB1 2AQ



Total Area: 193.2 m<sup>2</sup> ... 2080 ft<sup>2</sup>  
All measurements are approximate and for display purposes only  
Plan prepared by charlesjarrison.co.uk

## Further Information

Tenure - Freehold

Council Tax - Band

Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN

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