



Bush & Co.



22 Suez Road, Cambridge, CB1 3QB

£550,000 Freehold



Energy Rating Band D

22 Suez Road is a beautifully presented 2-bedroom Victorian end of terrace property, with spacious well-planned quality accommodation, arranged over 2 floors with first floor bathroom, measuring over 955 SQ FT.

In brief the accommodation consists; a welcoming entrance hallway, has stairs rising to the first floor.

The open plan living/dining room is light bright and airy, offering wonderful modern contemporary open plan living, with original stripped floorboards, wrought iron fireplace with surround, bespoke cabinet and shelving, beautiful 12 pane French doors give access to the private courtyard.

The well-equipped kitchen has a range of matching base and eye level cabinets and drawers, ample work surfaces, butler sink, integrated oven, 4 ring gas hob, space and plumbing for various appliances, dual aspect windows including original sash, part glazed door to rear courtyard garden.

On the first floor; the accommodation consists of 2 double bedrooms, the principal bedroom is a fantastic size, with 2 windows to the front aspect. Bedroom 2 is a double with built in storage, window to rear aspect.

The large family bathroom, has a bath, separate shower cubicle, WC, hand wash basin, heated towel rail.

Outside the delightful well stocked rear garden has a side courtyard, patio area, shrub borders and the remainder is laid to lawn. There is a garden studio at the foot of the garden, that offers a flexible space with power and lighting connected. Double doors within the studio, give access to the rear passageway which in turn leads back onto Suez Road.

Location

Suez Road is located off Mill Road in the favoured Romsey Town area. The 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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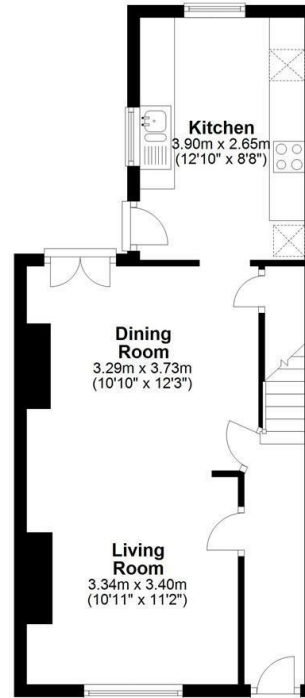
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Ground Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



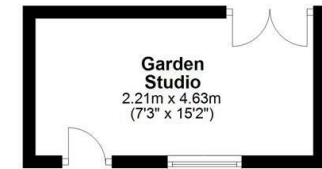
First Floor

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



Outbuilding

Approx. 10.2 sq. metres (110.1 sq. feet)



Total area: approx. 88.8 sq. metres (955.4 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

