



Bush & Co.



49 Suez Road, Cambridge, CB1 3QB

£400,000 Freehold



Energy Rating Band C

Suez Road is a modern 2 double bedroom terrace house arranged over 3 floors measuring 704 sq. feet, offered with NO CHAIN. The property benefits from double glazed windows, gas fired central heating and courtyard rear garden, located in a peaceful residential area. Comprising entrance hall, cloakroom, sitting room and kitchen, first floor landing leads to double bedroom and bathroom, second floor leading to the second double bedroom. Viewing essential.

The house comprises, 6 panel timber front door opens into the entrance hall with stairs leading to first floor, storage cupboard and radiator. Sitting room with double glazed patio doors leading to rear garden, wall lights and radiator, cloakroom comprising low level WC, hand wash basin and radiator.

The kitchen has a range of wall and base units, hob and oven and plumbing for washing machine and fridge space.

First floor landing with stairs to second floor, bedroom 1 with 2 double glazed windows to rear elevation and radiator. Bathroom with panel bath and shower over, hand wash basin and wc, window and radiator. Second floor landing leads to bedroom 2 with Velux windows and radiator, cupboard housing gas fired combination boiler serving hot water and central heating, radiator.

Outside is paved courtyard garden with rear pedestrian access.

Location

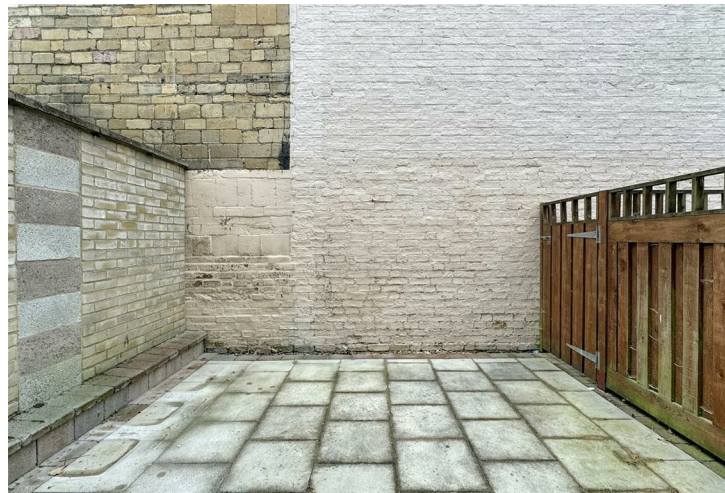
Suez Road is located off Mill Road in the favoured Romsey Town area. The Romsey Town has a unique atmosphere and a wealth of retail shops and services. There are several parks, schooling for most ages and the area provides easy access to the railway station to London Liverpool Street and Kings Cross, Addenbrooke's Hospital and the City Centre.

Tenure: FREEHOLD

Services: MAINS WATER, DRAINAGE, GAS AND ELECTRICITY

Council tax: C

The house is located in a conservation area.



Exceptional service in Cambridge and the surrounding villages

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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.

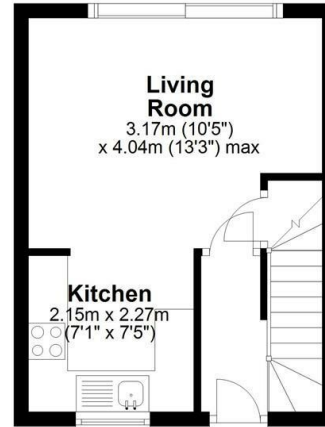
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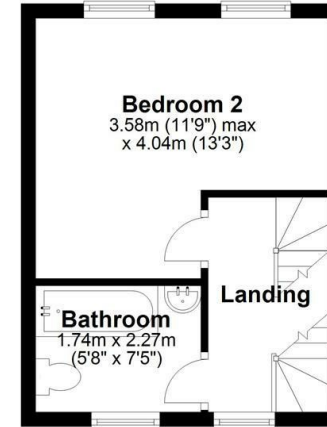
Ground Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



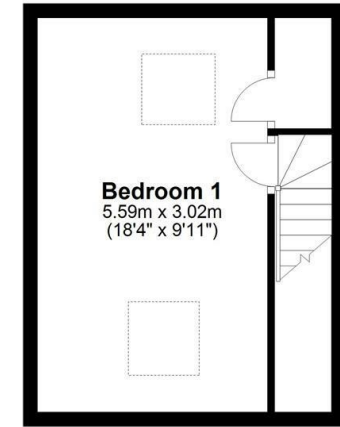
First Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



Second Floor

Approx. 21.7 sq. metres (233.1 sq. feet)



Total area: approx. 65.5 sq. metres (704.5 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

