



Bush & Co.



35 Suez Road, Cambridge, CB1 3QB

Guide Price £650,000 Freehold



Energy Rating Band C

In brief the accommodation consists; A welcoming entrance hallway has space for footwear and coats and stairs rising to the first floor.

The open plan living room is light bright and airy, with 2 large sash windows to the front aspect, storage cupboard. The kitchen has a range of cabinets and drawers, ample worksurfaces, breakfast bar for informal dining, integrated dishwasher, integrated washing machine, tiled flooring, feature vaulted ceiling with 5 Velux windows allows for plentiful natural light, patio doors lead to the rear garden.

The first-floor accommodation has 2 bedrooms off a central landing, bedroom 2 is a double, located to the front of the home and spans the width of the house, with 2 sash windows. Bedroom 3 again a double is located to the rear of the house. The family bathroom is modern in design, there is a bath and a separate large walk-in shower, WC, hand wash basin, heated towel rail, underfloor heating, recessed mirror, finished with contemporary floor to ceiling tiling. The second-floor accommodation is in the converted loft, a double bedroom with glazed doors to a Juliet balcony, Velux window, eaves storage.

Outside; The private East facing landscaped garden, has a patio area, shrub borders, lawned area, a pathway leads to the foot of the garden where there is a further patio area. A secure wooden gate gives access to a rear passageway, that in turn leads back on to Suez Road.

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.



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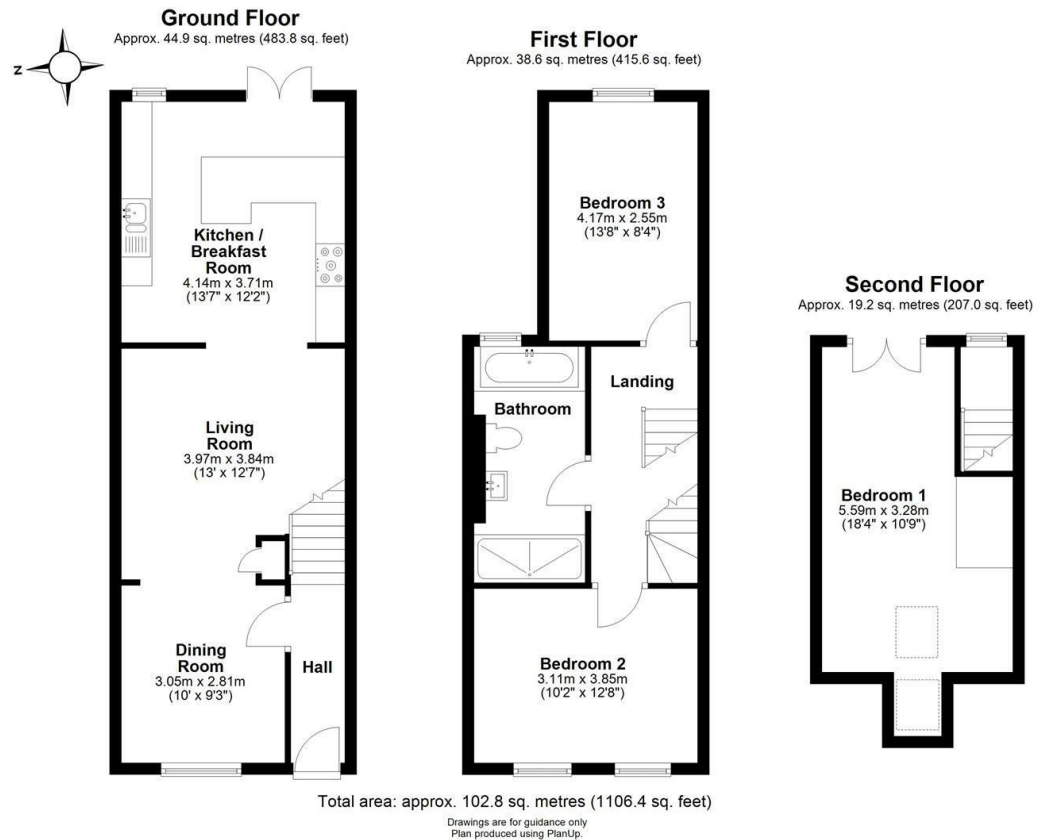
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Further Information

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

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