



Bush & Co.



## 9 Malta Road, Cambridge, CB1 3PZ

**Guide Price £410,000 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

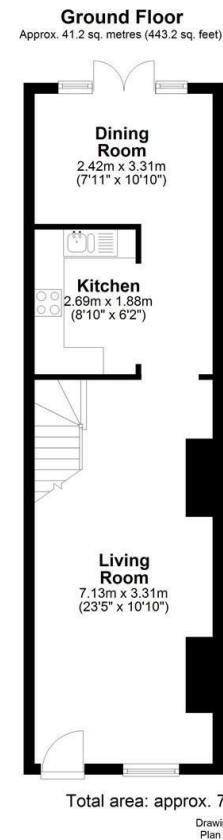
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## Further Information

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  
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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

