



91 Long Road, Cambridge, CB2 8HE

A substantial, detached family house dating from the late 1960's of about 2575 sqft in need of updating set in mature gardens of about 0.46 acres backing on to playing fields in this convenient south city location.

- Sought-after location
- Well proportioned accommodation
- Four bedrooms
- Four reception rooms
- Mature gardens of about 0.46 acres

£1,400,000



Approx. gross internal floor area 239 sqm (2575 sqft) excluding Garage and Workshop

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		40	70
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	