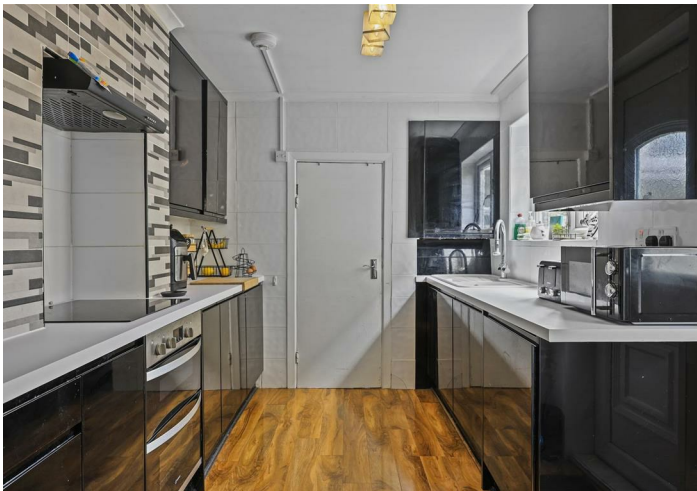




Bush & Co.





## 7 Suez Road, Cambridge, CB1 3QB

**Guide Price £500,000 Freehold**



### Energy Rating Band D

#### LOCATION:

Suez Road is located off Mill Road in the favoured Romsey Town area of the City. 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.

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

UPVC double glazed front door leading to:

##### ENTRANCE HALL

Stairs leading to first floor, laminate flooring, telephone point, radiator.

##### SITTING ROOM

10'8" x 10'0"

Double glazed window to front elevation, laminate flooring, fireplace aperture, television point, radiator.

##### DINING ROOM

10'9" x 10'6"

Brick fireplace with gas point, recess cupboard, under stairs storage cupboard, laminate flooring, radiator.

##### KITCHEN

11'0" x 8'5"

Comprising a single sink unit with mixer tap and cupboards below, in addition a range of wall and base level storage units, work top surfaces, splash back tiling, gas cooker point, cupboard housing gas fired boiler serving domestic hot water and central heating system, fitted fridge and freezer, double glazed door to rear garden, extractor hood.

##### BATHROOM

Three piece suite comprising a panel bath with shower over, low level WC, hand wash basin with cupboards below, splash back tiling, extractor fan, radiator.

##### FIRST FLOOR

##### LANDING

Access to loft space, original storage cupboard. Doors leading to:

##### BEDROOM 1

12'0" x 10'6"

Two built-in double wardrobes, laminate flooring, double glazed window to front elevation, radiator.

##### BEDROOM 2

10'6" x 6'10"

Built-in wardrobe, laminate flooring, double glazed window overlooking rear garden, radiator.

##### BEDROOM 3

8'5" maximum x 6'9"

Laminate flooring, double glazed window overlooking rear garden, radiator.

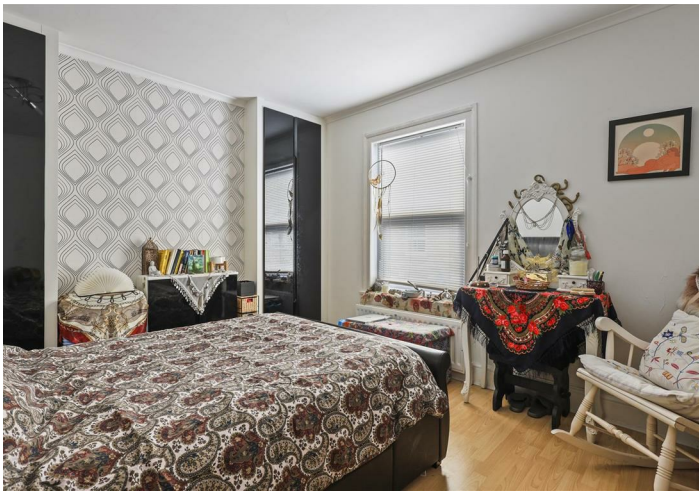
##### CLOAKROOM

Comprising a low level WC, hand wash basin, splash back tiling, radiator.

##### OUTSIDE

To the rear of the property is a garden approximately 30' in depth, laid to lawn, paved terrace adjacent to the rear of the house, rear pedestrian access, surrounded by timber fencing.







## 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.

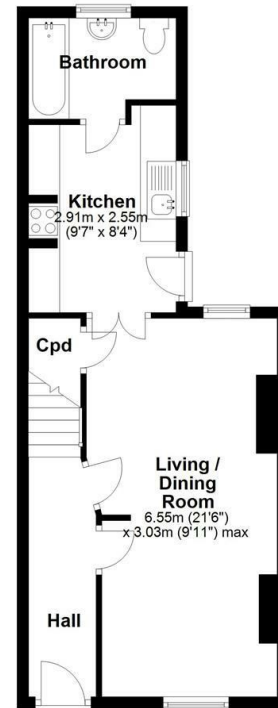
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

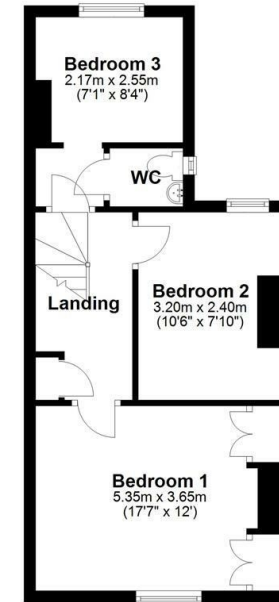
**Contact us for a free valuation of your property**  
**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate

**Ground Floor**  
Approx. 41.0 sq. metres (441.2 sq. feet)



**First Floor**  
Approx. 41.6 sq. metres (447.6 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 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](http://www.bushandco.co.uk)**

