Bush & Co.



41 Marmora Road, Cambridge

3 1 2 D

Guide Price £375,000 Freehold

About the Property

Marmora 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 and the Addenbrookes Hospital Biomedical Campus is 2 miles. Good schooling for all ages is available nearby, as are larger shops, supermarkets and several major employers.

The property is a 1930's built end terrace house which is currently used for rental purpose and would benefit from comprehensive refurbishment throughout.

The ground floor accommodation includes an entrance hall, living room, separate dining room and kitchen whilst the first floor has a landing, two double bedrooms, a box room and shower room.

Outside - There is a shallow enclosed frontage with gated access and the rear garden is laid to lawn with an access gate leading to a pedestrian passageway onto Madras Road.

TENURE - Freehold
COUNCIL TAX - Band C
SERVICES - Electric, water and gas connection
LOCAL AUTHORITY - Cambridge City Council
FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
VIEWINGS - Strictly through the vendors selling agents 01223 246262

Property Highlights

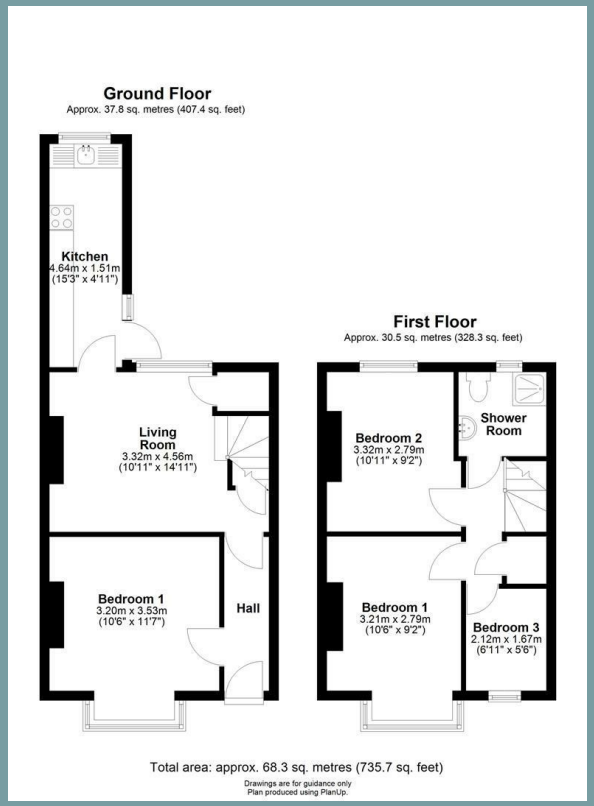
- 1930's Built End Terrace House
- Popular Location
- 3 Bedrooms
- 2 Reception Rooms
- Re-Furbishment Required
- No Upward Chain

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

41 Marmora Road, Cambridge

3 | 1 | 2 | D





Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

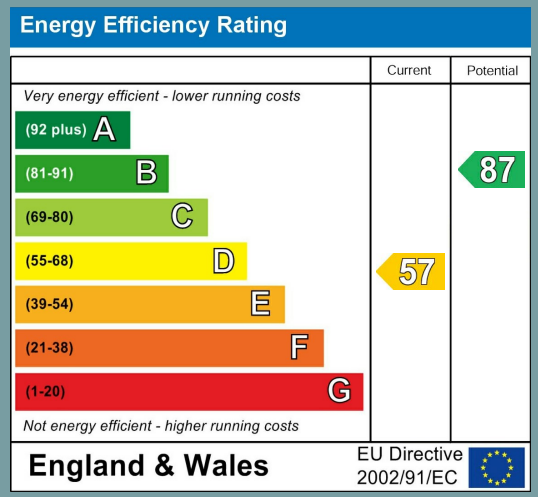
- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status
- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk





Bush & Co.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.