Bush & Co.



# 45 Suez Road, Cambridge

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# Guide Price £600,000 Freehold

## About the Property

A fine example of a Victorian semi-detached house situated in the heart of Romsey town which offers convenient access to the city centre, railway station, the Addenbrookes hospital biomedical campus and all the independent shops, cafes and amenities Mill Road has to offer. The property has been updated in recent years to include made to measure double glazed timber sash windows throughout and new sub-floor ventilation. Sold with the advantage of no upward chain and further benefiting from a gas fired radiator central heating system and attractive rear garden.

The entrance door leads you into a welcoming hallway with stairs to the first floor. The beautiful open plan living/dining room is spacious and light courtesy of dual aspect windows, with engineered oak wood flooring, recessed alcove storage and an under stairs cupboard. The re-fitted kitchen comprises a range of wall and base units and timber work surfaces housing a ceramic butler sink, integrated oven and hob with extractor over and quarry tiled flooring. There is a utility area with plumbing for washing machine.

The first floor landing has a paddle step staircase to the second floor bedroom. Bedroom one has two replacement sash windows and ample built in storage. Bedroom two is quietly positioned at the back, being another double room. There is a stunning re-fitted three piece shower room by Bauhaus comprising large walk in shower enclosure, w.c with concealed cistern and wash hand basin with cupboards under. There are part tiled walls, tiled flooring and a fitted mirror.

The second floor, created from the loft, contains a third double room with rooflight windows to front and rear, eaves storage and fitted drawer units.

Outside - The delightful enclosed rear garden features lawned and paved areas with a pergola and side access gate. There is a brick shed housing the gas fired boiler.

## Property Highlights

- Victorian Semi-Detached House
- Considerably Improved
- Converted Loft
- Three Double Rooms
- Open Plan Living / Dining Room
- Re-Fitted Kitchen
- Stylish Re-Fitted Shower Room
- Replacement Double Glazed Timber Sash Windows
- Attractive Rear Garden
- 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







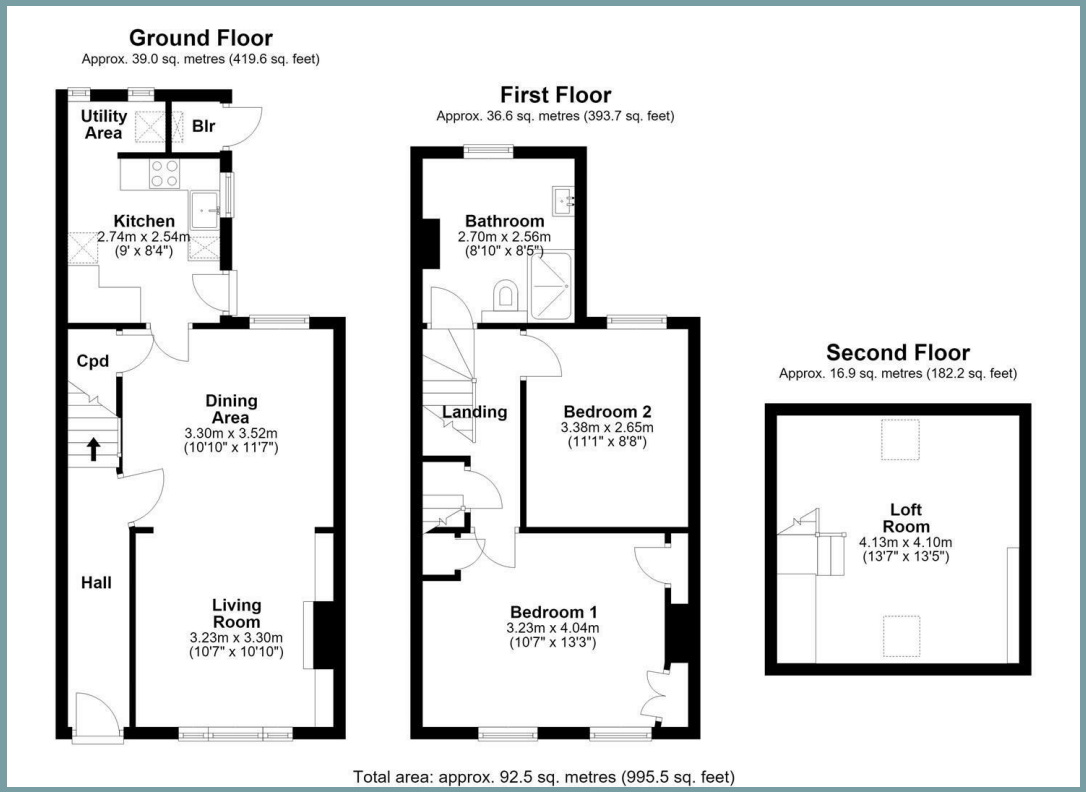






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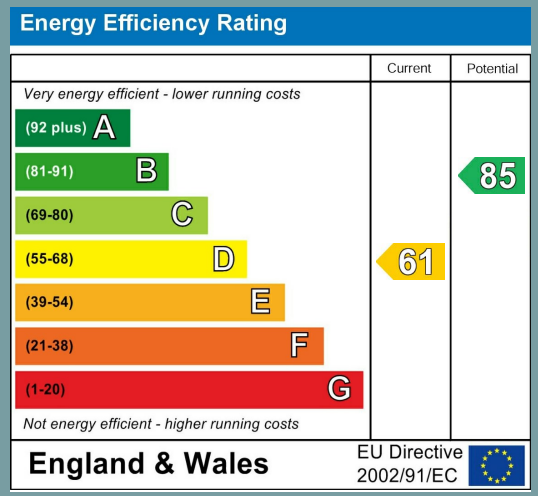
## Contact us for a free valuation of your property


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