

732 and 734 Newmarket Road

Cambridge, CB5 8RS

Guide price £1,100,000

9 7 3 C

732 and 734 Newmarket Road

Cambridge, CB5 8RS

- Corner plot with development potential
- Extensive accommodation
- Currently a B&B with potential for large HMO

A pair of semi-detached houses currently run as a B&B, with approximately 2,446 sq ft of combined accommodation and scope to create a substantial HMO, reinstate two separate homes, and the benefit of a large corner plot offering scope for development at the rear.

The scale of the accommodation makes this an interesting opportunity for investors, while the original arrangement as two houses lends itself to families looking to live side by side. Reinstating the two homes could suit two generations of the same family. The flexibility and scale of accommodation create a variety of exciting options, including redevelopment or the creation of a building plot.

No. 732 has an entrance hall, a 22 ft living room and a dining room with double doors to the rear. The kitchen opens onto a covered area with access to the garage. Upstairs, there are five bedrooms, a bathroom and a separate shower room.















No. 734, is currently a B&B; it has its own entrance hall, a kitchen and a communal sitting room. A 22 ft ground-floor guest room has an en-suite shower room, and there are two further guest rooms upstairs, each with an en-suite.

To the rear is a separate outbuilding arranged as two rooms, each with its own entrance and en-suite shower room. The property has good-size gardens and a return frontage, creating an opportunity to further develop the site, subject to the necessary consents, as with any proposed conversion or change of use.

Any conversion, change of use or development would be subject to the necessary consents.





Ground Floor



First Floor

Approx. 102.6 sq. metres (1104.7 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

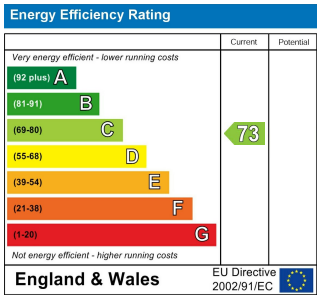


Main area: Approx. 206.9 sq. metres (2226.6 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold

Council tax band:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com