



SUEZ ROAD, CAMBRIDGE, CB1
£775,000

Carter Jonas

SUEZ ROAD, CAMBRIDGE, CB1

A NEWLY RENOVATED AND EXTENDED THREE BEDROOM FAMILY HOME, WITH OFF-ROAD PARKING.

Located just off Mill Road, this well positioned and newly renovated three bedroom home now offers accommodation over three floors.

To the ground floor is entrance hall, living room with bay window and feature fireplace, W/C and a welcoming kitchen/dining room with bi-fold doors leading onto the garden. The kitchen has a contemporary finish with stone worktops and j-handle cabinetry. There is also a dedicated utility room with space for washing machine and tumble dryer.

To the first floor are two generous double bedrooms, family bathroom and a dedicated study/fourth bedroom.

An impressive principal bedroom sits on the second floor with en-suite and Juliette balcony.

There is a good size garden to the rear with bike storage, and off-road parking to the front of the property.

Suez Road is a popular residential street sitting between Mill Road and Coleridge Road. Offering excellent access to the city centre, Addenbrookes Hospital and Cambridge Train Station.

Mill Road is host to a wealth of shops, cafes, and restaurants to name a few and there is also a nursery, primary school and secondary school within a walking distance.



AMENITIES

- Newly Renovated
- Three Generous Bedrooms
- Dedicated Study
- Open-Plan Kitchen/Dining Room
- Off-Road Parking
- Impressive Principal Bedroom with En-Suite
- Good Size Garden
- Convenient Location with Several Amenities Nearby

TENURE Freehold

LOCAL AUTHORITY Cambridge City Council

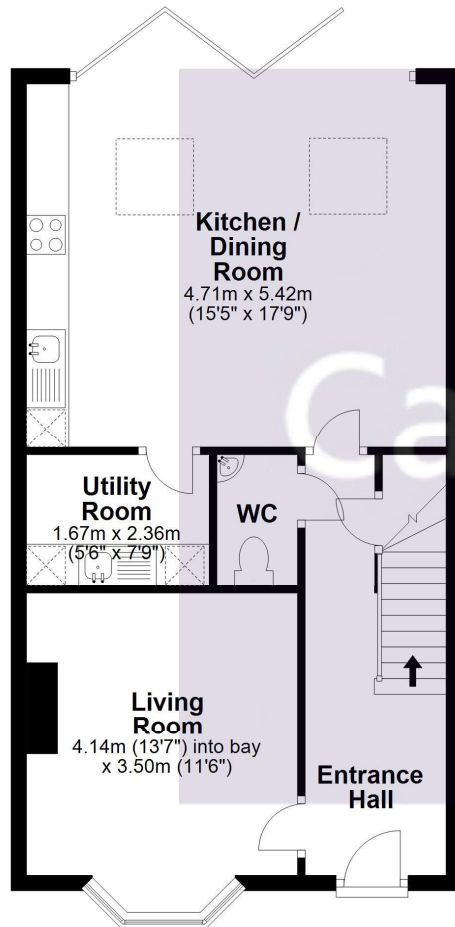
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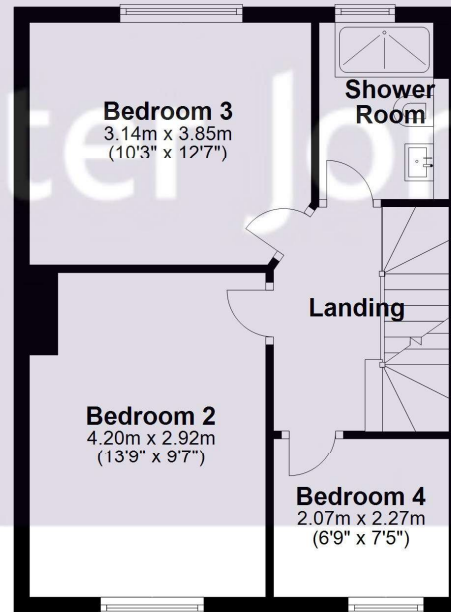
Ground Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



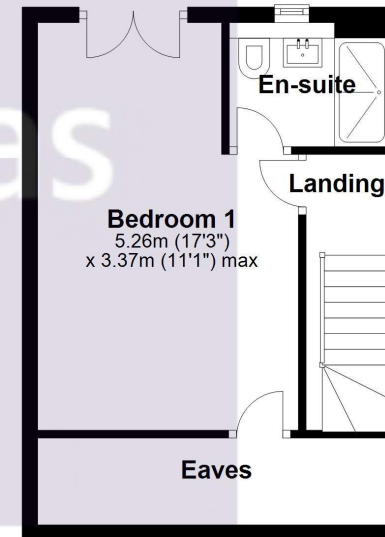
First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Second Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



Total area: approx. 123.9 sq. metres (1333.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cambridge New Homes 01223 403330

cambridge@carterjonas.co.uk
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
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Classification L2 - Business Data