



## NEWMARKET ROAD, CAMBRIDGE



### Guide Price: £465,000

This is an immaculately presented 3 bedroom semi-detached house in Cambridge. The property is currently being run as an established Guest House and benefits from 3 double bedrooms all with ensembles.

### Features

- ✓ No Onward Chain
- ✓ Double Bedrooms
- ✓ Investment Opportunity
- ✓ Central Location
- ✓ Established Guest House



### ANTONY DAVIS

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This is a rare and unique opportunity to purchase an immaculately presented, 3 bedroom property currently being run as a guest house in a great location in Cambridge. The property is locally known as Leverton House.

This extended property could easily be turned back into a family home.

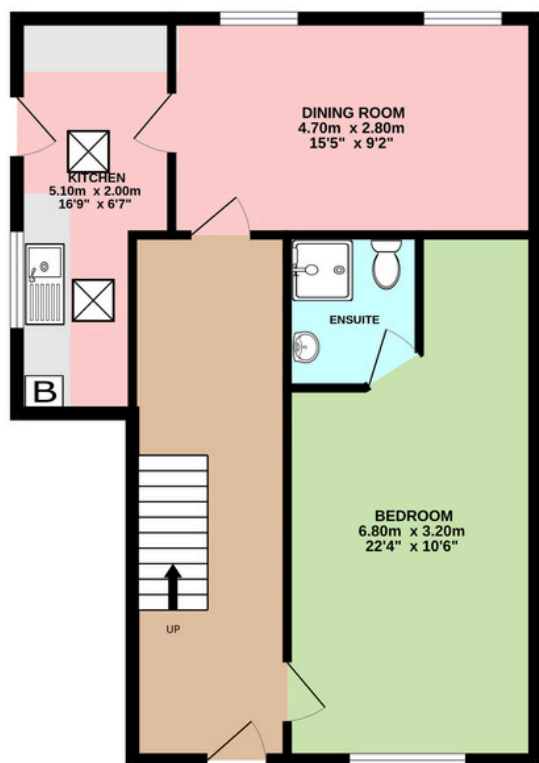
The property comprises, generous entrance hall, galley style kitchen with a range of wall and base units, large guest dining room, and a downstairs family guest room with en-suite. On the first floor there are two further guest rooms with en-suite shower rooms.

Newmarket Road is in a convenient location, just a 5 minute drive to the City centre with its vast attractions and amenities. Close to the property you have the Beehive Centre, a range of Supermarkets and local convenience stores. The property is a short walk from Midsummer Common and the idyllic River Cam. Cambridge Central is around 2 miles away with direct routes to London King Cross and London Liverpool Street. Easy access to A14.

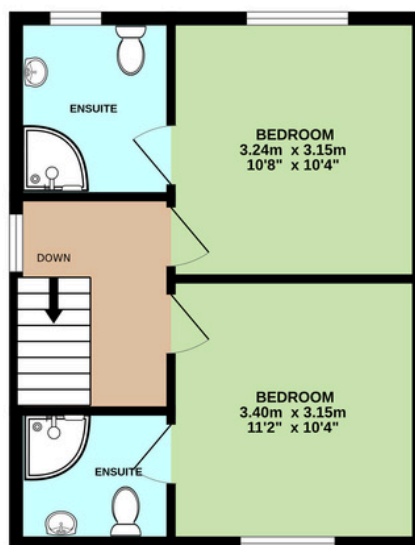
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



GROUND FLOOR  
57.6 sq.m. (620 sq.ft.) approx.



1ST FLOOR  
35.4 sq.m. (381 sq.ft.) approx.



TOTAL FLOOR AREA : 92.9 sq.m. (1000 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TENURE: FREEHOLD

SIZE: 1000 SQFT

EPC BAND: C

COUNCIL TAX BAND: TBC

LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

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