



## NEWMARKET ROAD, CAMBRIDGE



### Guide Price: £495,000

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 ensuites.

### Features

- ✓ No Onward Chain
- ✓ Central Location
- ✓ Off-Street Parking
- ✓ Potential to Extend (STP)
- ✓ Investment Opportunity



### 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 or has potential to extend to provide further bedrooms for the business.

The property also benefits from having a large south facing garden, along with number of parking bays for guests.

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.

TENURE: FREEHOLD  
SIZE: TBC  
EPC BAND: TBC  
COUNCIL TAX BAND: TBC  
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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