



Hulatt Road, Cambridge, CB1 8TH



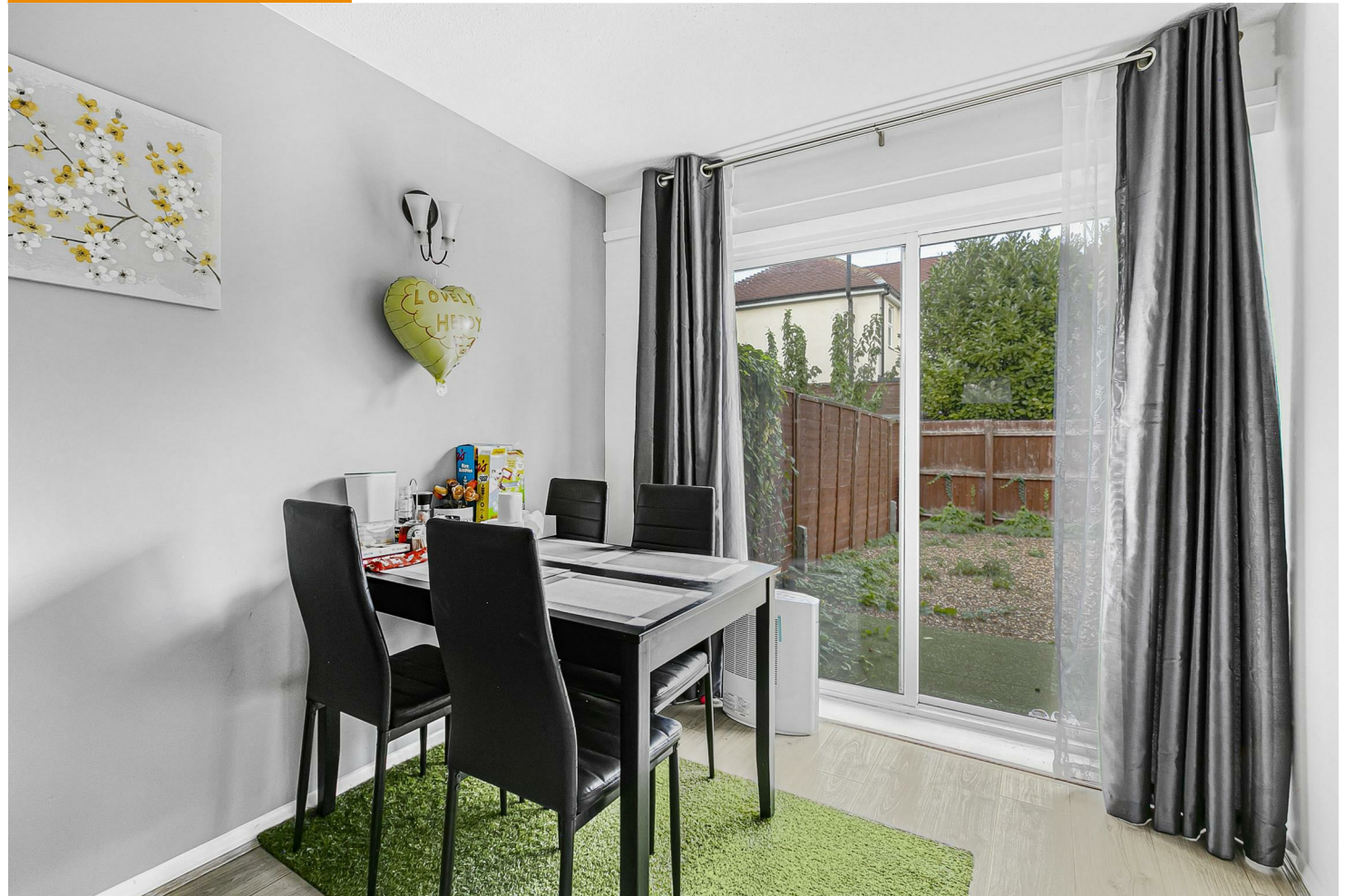
Hulatt Road

Cambridge,
CB1 8TH

An established mid-terraced residence, offering flexible accommodation arranged over two floors, combined with a full enclosed and low maintenance garden, situated within this highly sought-after residential development with an ease of access to Addenbrookes, Cambridge Station and a wealth of other local amenities.

 3  1  2

Guide Price £450,000





PANELLED GLAZED ENTRANCE DOOR

leading into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, wood effect flooring, wood panelled door leading into:

OPEN PLAN SITTING/DINING ROOM

with understairs storage cupboard, continuation of the wood effect flooring from the hallway, full height radiator, wall mounted lighting, double glazed window to front aspect, opening through into Dining Room with continuation of the wood effect flooring, full height radiator, wall mounted lighting, full width set of double glazed sliding doors leading out onto garden. Panelled glazed door from the Dining Room leads into:



KITCHEN

comprising of a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap and drainer to side, integrated 4 ring gas hob with integrated oven below and concealed extractor fan above with tiled splashback, space and plumbing for American style fridge/freezer, space and plumbing for washing machine, panelled door providing access into pantry store with fitted shelving, LED downlighters, double glazed window overlooking garden.

BEDROOM 2

with radiator and double glazed window overlooking garden.

BEDROOM 3

with radiator and double glazed window to front aspect.

BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath taps, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, heated towel rail, wood effect flooring, double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

To the front the property is approached off Hulatt Road via a paved pedestrian pathway leading to the front entrance door and the remainder of the front garden being principally laid to lawn.

To the rear of the property is an enclosed and private rear garden which provides a low maintenance space to both relax and entertain, paved area led directly off the rear part of the property providing a wonderful space to both relax and entertain and the rest of the garden being principally laid to gravel with a small timber storage shed located in the corner.



ON THE FIRST FLOOR

LANDING

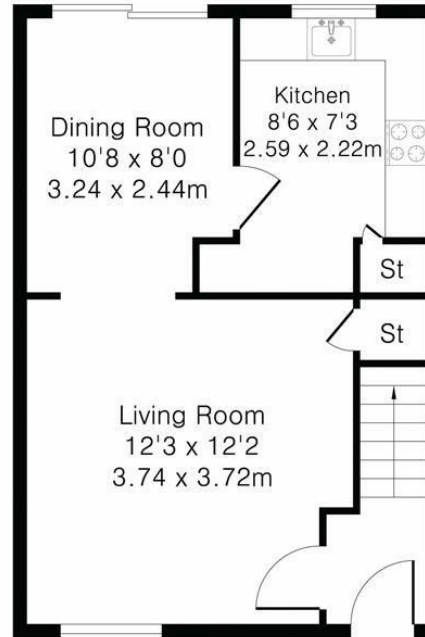
with loft hatch, door providing access into airing cupboard with wall mounted Vaillant gas fired combi boiler providing hot water and heating for the property, panelled doors leading into respective rooms.

BEDROOM 1

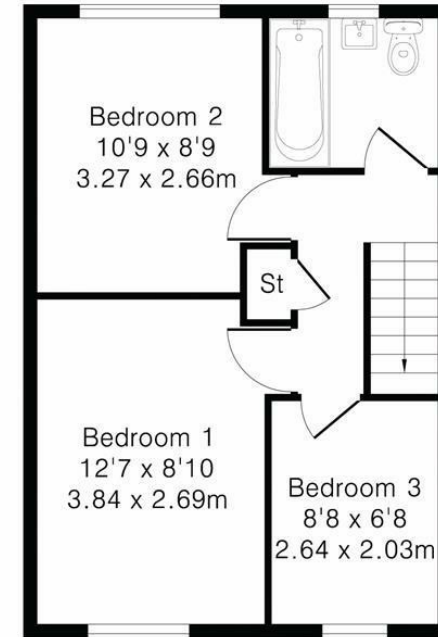
with radiator and double glazed window to front aspect.



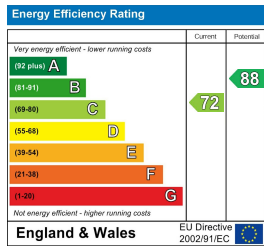
Approximate Gross Internal Area 730 sq ft – 68 sq m
 Ground Floor Area 365 sq ft – 34 sq m
 First Floor Area 365 sq ft – 34 sq m



Ground Floor



First Floor



Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.