



Bush & Co.

70 Hobart Road, Cambridge - Offers Around £450,000

Hobart Road is conveniently located in Romsey Town, just a short walk to all the independent shops, cafes and facilities Mill Road is famous for. The railway station is less than 1 mile away whilst the city centre is around 1.5 miles and the Addenbrookes Hospital Biomedical Campus 2 miles. Good schooling for all ages is available nearby.

The house is a bay fronted middle terrace home which would benefit from some updating but does have double glazed windows and gas radiator heating.

The entrance hall has stairs to the first floor and leads to both kitchen/dining room and sitting room. The sitting room is located at the front with a bay window and wood effect laminate flooring. The kitchen/dining room spans the width of the house at the back with a range of wall and base units and work surfaces as well as an under stairs cupboard and wall mounted gas fired boiler. The rear lobby has a door to the garden and there is a downstairs w.c. The first floor landing has a loft hatch and built in cupboard. There are two generous double bedrooms and a

single room as well as a three piece bathroom.

Outside - The block pavior driveway provides off street parking for two cars. The enclosed rear garden is laid to lawn with a patio area and brick shed as well as rear access gate to passageway.

TENURE - Freehold

POSTCODE - CB1 3PT

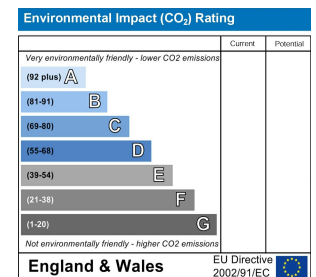
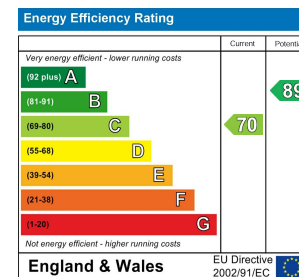
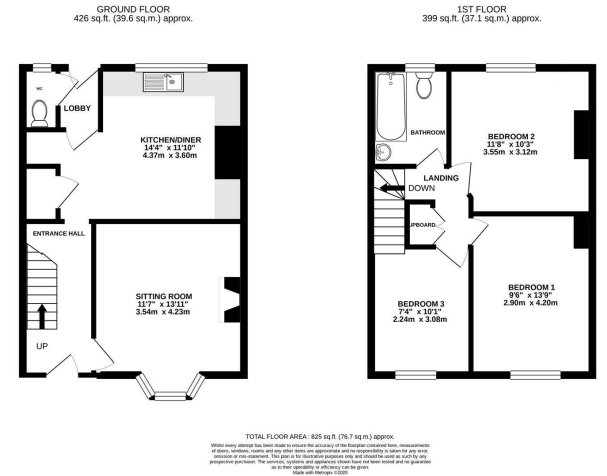
COUNCIL TAX - Band C

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262



IMPORTANT NOTICE

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.

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 Lettings@bushandco.co.uk