



Bush & Co.



## 32 Hobart Road, Cambridge, CB1 3PU

Guide Price £475,000 Freehold



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 is 2 miles. Good schooling for all ages is available nearby, as are larger shops, supermarkets and major employers.

The property is a detached house which was built in the 1980's with well proportioned accommodation and all the practicalities of modern living. There are double glazed windows and doors, gas fired radiator central heating and an updated kitchen.

The entrance hall has a door from the side passageway, stairs to the first floor and a built in storage cupboard. The sitting room is at the front with a double glazed window and under stairs cupboard. There is a modern fitted kitchen comprising a range of wall and base units and work surfaces housing a stainless steel sink and drainer as well as an integrated electric oven and gas hob with extractor over, plumbing for washing machine (washing machine included), space for fridge freezer (fridge freezer included) and concealed wall mounted gas fired boiler. The sun room is at the back leading off the kitchen and has sliding doors to the garden.

The first floor landing has a loft hatch and airing cupboard housing a hot water cylinder. Bedroom one is quietly positioned at the back and is a large double room. Bedroom two is another comfortable double room at the front and there is a three piece bathroom with electric shower over the bath.

Outside - A passageway runs from the street at the front to the entrance door and back garden beyond. The enclosed rear garden is laid to lawn with a patio area. There is a office/studio room with power and lighting connected and an adjacent store.





## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

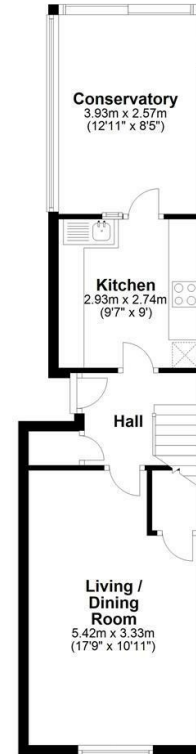
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
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- \* Professional quality photography
- \* Media tours

Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

**Ground Floor**  
Approx. 41.8 sq. metres (449.6 sq. feet)



**First Floor**  
Approx. 32.2 sq. metres (346.2 sq. feet)



Total area: approx. 73.9 sq. metres (796.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band C

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

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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