



Bush & Co.





## 29 Hobart Road, Cambridge, Cambridgeshire, CB1 3PU

Guide Price £475,000 Freehold



Energy Rating Band C

In brief the accommodation consists of a welcoming entrance hallway, has doors to both the living and dining room and stairs to first floor. The living room, has original features including stripped floorboards, cast iron fireplace with decorative tiling and 2 large windows to front aspect. The dining room is open plan to the kitchen, there is a gas fire with brick surround and window to rear aspect. The kitchen has a range of matching cabinets and drawers, integrated oven, 4 ring hob with extractor above ample worksurfaces space and plumbing for appliances, tiled flooring, dual aspect windows and part glazed door leads to the rear garden.

On the first floor there are 2 double bedrooms located off a central landing with storage cupboard and access to loft space. Bedroom 1 a good size double, is located at the front of the property spanning the whole width. Bedroom 2 again is a double, with cast iron original fireplace, window to rear aspect. The bathroom has a bath with shower over, WC and hand wash basin.

Outside, the rear garden has a patio area, shrub borders, the remainder laid to lawn. There is a secure wooden gate that provides rear access that leads back to Hobart Road.

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.







## Exceptional service in Cambridge and the surrounding villages

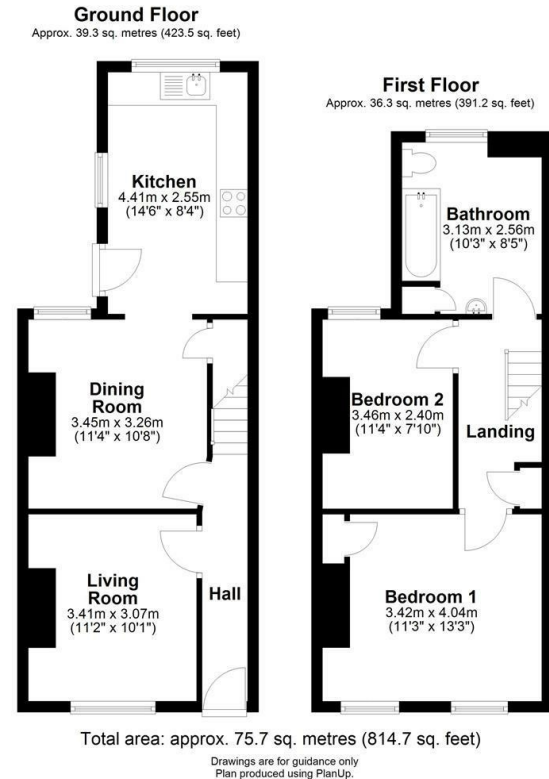
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## Further Information

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  
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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

