



Hobart Road, Cambridge
CB1 3PS

Pocock+Shaw

128 Hobart Road
Cambridge
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A five bedroom mid terraced house in a highly sought after location close to all the facilities on Mill Road and within easy reach of the railway station and Addenbrookes Hospital.

- 5 bedroom house
- Bathroom & shower room
- Currently let as HMO at £2750PCM
- Sitting room
- Kitchen/dining room
- cloakroom
- Gas central heating & double glazing
- Driveway parking
- Enclosed rear garden with rear access
- No upward chain

Guide Price £550,000



128 Hobart Road is an extended terraced home in a sought after location off Mill Road. The flexible accommodation is arranged over 3 floors comprising entrance hall, sitting room, large open plan kitchen/dining room, cloakroom, first floor landing, two double bedrooms, single bedroom and family bathroom. On the second floor there are two further bedrooms and a shower room. Externally, the property benefits from driveway parking and a decent sized rear garden extending to approximately 75'.

The property has been successfully let out as an investment property (HMO) and is currently achieving £2750pcm. The current tenants are due to vacate in August 2025 so the property could appeal to homebuyers and investors alike.

Hobart Road is located off Mill Road in the much sought-after Romsey Town area of the city and offers a wide range of local facilities including a variety of shops and services, local schooling and recreational parks. It is also within walking distance of the railway station and within easy reach of Addenbrookes Hospital.

GROUND FLOOR

Part glazed door and glazed side panel to

RECEPTION PORCH with electric panel heater, coathooks, opening onto

RECEPTION HALL with coving, radiator under lattice fronted box cover, understairs cupboard, stairs to first floor, doors to

SITTING ROOM 13'9" x 11'2" (4.20 m x 3.40 m) with double glazed bay window to front, fireplace display aperture with tiled detailing, coving, radiator.

KITCHEN/DINING ROOM 14'1" x 11'10" (4.30 m x 3.60 m) with double glazed window and part glazed door to rear, comprehensive range of fitted wall and base units with roll top work surfaces and tiled splashbacks, four ring stainless steel gas hob with stainless steel splashback and chimney hood over, under unit lighting, eye level stainless steel Zanussi oven, one and a quarter bowl stainless steel sink unit with mixer taps,

plumbing and space for dishwasher and washing machine, cupboard housing the gas central heating boiler, inset shelf to one wall, access for fridge/freezer with adjacent cupboard area, radiator. Door to

SEPARATE WC with window to rear, corner wash handbasin with tiled splashbacks, WC.

FIRST FLOOR

LANDING with stairs to second floor (see later), built in shelved cupboard, doors to

BEDROOM 1 13'9" x 9'6" (4.20 m x 2.90 m) with window to rear, radiator.

BEDROOM 2 11'6" x 9'10" (3.50 m x 3.00 m) with double glazed window to rear with views to garden, built in storage cupboard, radiator.

BEDROOM 3 9'6" x 7'3" (2.90 m x 2.20 m) with double glazed window to front, radiator, coving.

BATHROOM with double glazed window to rear, panelled bath with fully tiled surround and Triton T80 electric shower over, vanity wash handbasin with tiled splashbacks and mirror over, WC, coving, radiator.

SECOND FLOOR

LANDING with velux window to front, laminate wood flooring, doors to

BEDROOM 4 9'10" x 7'10" (3.00 m x 2.40 m) with window to rear with views to garden, radiator, laminate wood flooring.

BEDROOM 5 13'1" x 11'10" (4.00 m x 3.60 m) with velux window to front, recessed storage space, radiator, part restricted head room, laminate wood flooring.

SHOWER ROOM with window to rear, WC, vanity wash handbasin with mirror over, extractor fan, radiator, fully tiled shower recess with chrome shower unit, shaver point, laminate wood flooring.



OUTSIDE Paved driveway area to the front with flower and shrub borders including fig tree, outside light.

Enclosed rear garden measuring approximately 75ft and divided into two areas, the main area comprising a gravelled area adjacent to the rear of the house with path and lawn leading to a further paved seating area and apple trees. Timber fence and gate which separates part of the garden with timber sheds and rear access gate.

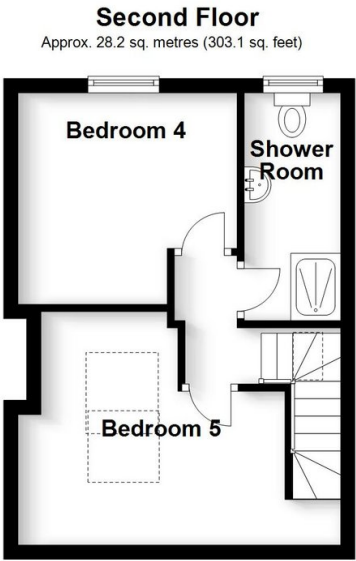
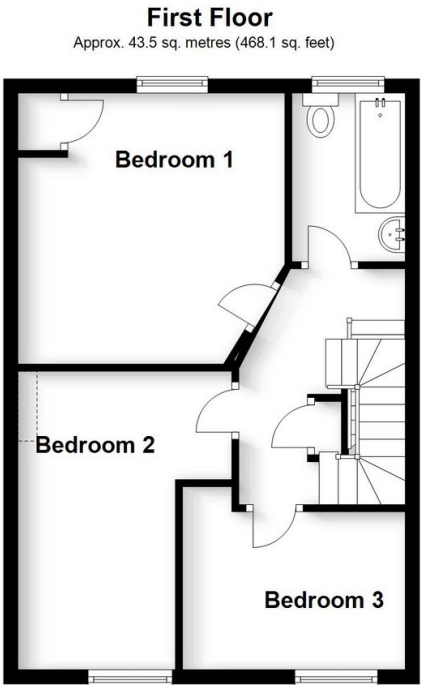
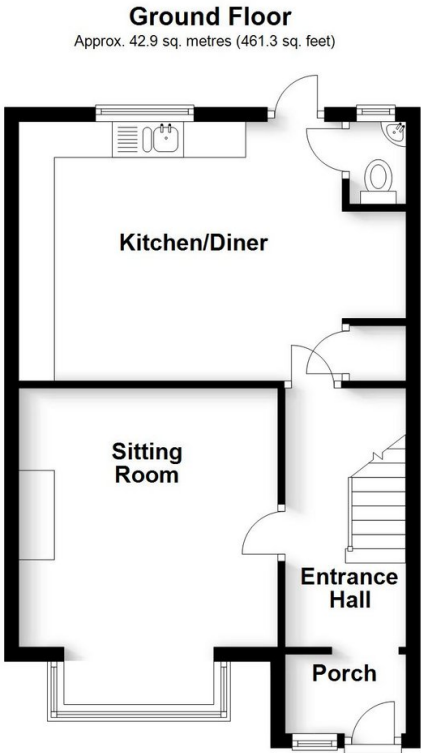
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>72</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested