



Hulatt Road, Cambridge
CB1 8TH

Pocock+Shaw

55 Hulatt Road
Cambridge
Cambridgeshire
CB1 8TH

A beautifully presented and extended 2 bedrooomed semi detached family home situated in a "tucked away" position just off Mowbray Road and ideally placed for access to the City centre, train station and Addenbrookes Hospital along with an array of local shopping and large Sainsburys superstore on Coldhams Lane.

- 50% shared Equity
- Staircasing available to 100% freehold
- 2 double bedrooms
- Beautifully presented
- Fabulous extended kitchen
- Low maintenance rear garden
- Refitted shower room
- Gas central heating and double glazing

Shared Ownership £240,000



Hulatt Road is a popular residential road situated just off Mowbray Road just to the south of the City centre. The property is very well placed for access to the City centre and Addenbrookes Hospital along with a wide range of local amenities.

The current lease expires on the 29 November 2115 and the current weekly rent is £50.65 per week. The lease permits for staircasing to a 100% freehold. The Council will agree to a buyer purchasing additional shares up to 100% as simultaneous purchase on the day of completion at that point becoming the freeholder of the property.

Ground Floor

Porch with covered storage area and door to

Entrance hallway with stairs to first floor, radiator, understairs storage cupboard.

Living room 11'0" x 25'8" (3.35 m x 7.83 m) with large double glazed window to front, feature fireplace with stone affect mantle and surround, inset electric fire, 2 radiators, pair of glazed double doors to the kitchen.

Kitchen/ Dining room 15'10" x 19'2" (4.83 m x 5.83 m) Impressive L shaped room with a wide range of fitted wall and base units with extensive working surfaces and built in appliances including fridge/freezer, washing machine and dishwasher, space for range cooker with fitted glass splashback and canopy hood over, extensive metro style splashback, enamel sink with mixer tap and porcelain tiled flooring, range of double glazed windows and French doors to the garden.

First Floor

Landing with large cupboard with hanging rail and shelving, loft access to roof space with central heating boiler in the loft.

Bedroom 1 15'0" x 9'6" (4.57 m x 2.89 m) with 2 double glazed windows to the front, 2 radiators, range of built in wardrobes with sliding doors and extensive shelving and hanging rails.

Bedroom 2 11'4" x 13'4" (3.46 m x 4.07 m) with double glazed window to rear, radiator.

Shower room a refitted three piece suite comprising tiled shower cubicle with glazed sliding door and wall mounted controls, WC, pedestal wash handbasin with mixer tap, double glazed window to rear, chrome heated towel rail and downlighters.

Outside Enclosed rear garden with timber fencing and inset personal gate to side measuring 21' x 20' with paved seating area and large inset fish pond, outside tap and power points.

Services All mains services.

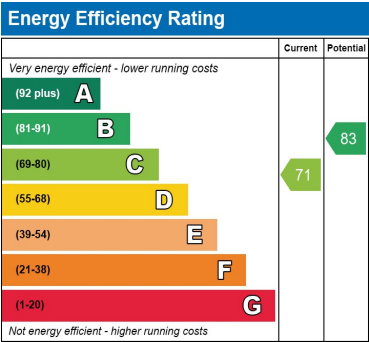
Tenure

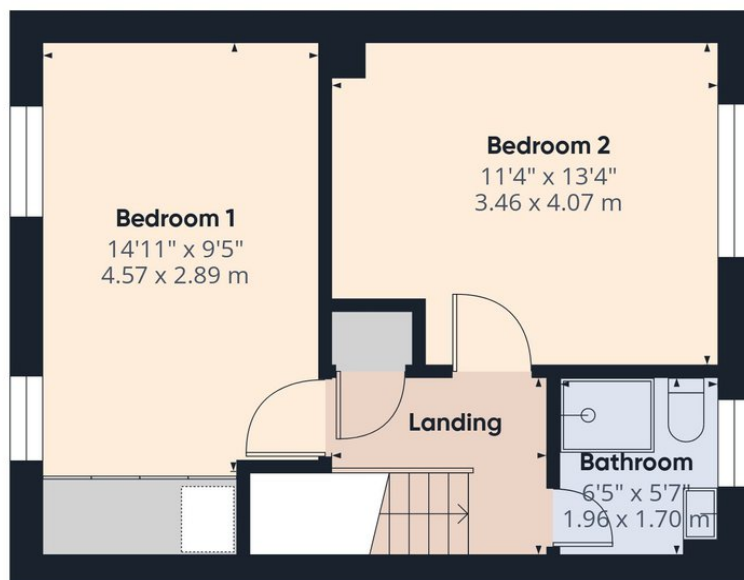
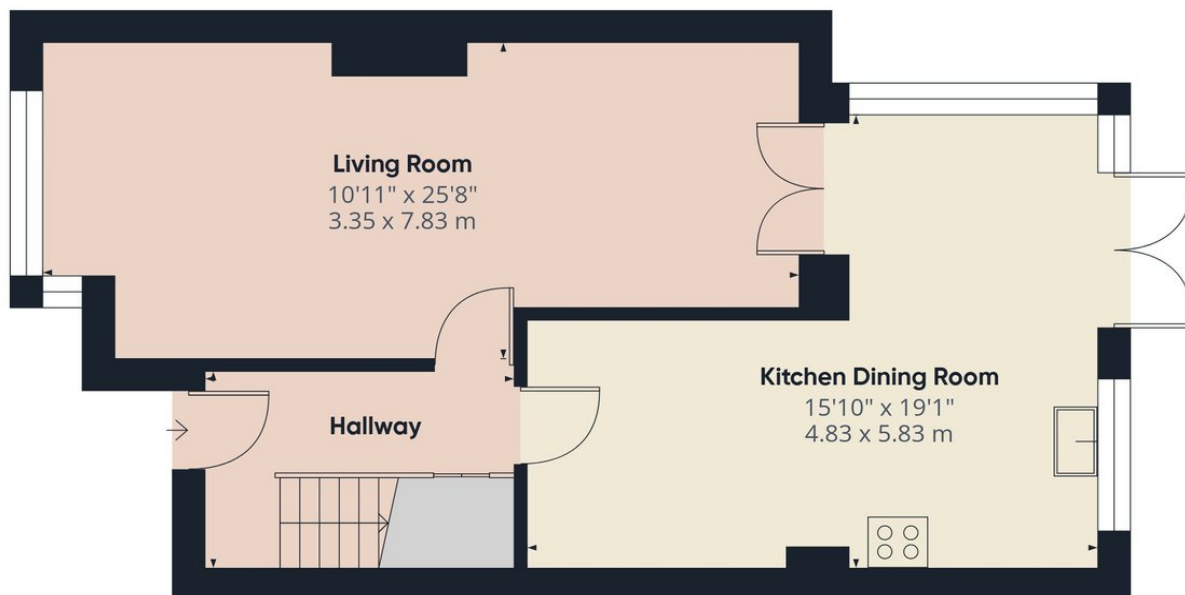
Tenure The property is Leasehold. The current lease expires on the 29 November 2115 and the current weekly rent is £50.65 per week. There is no service charge payable. The lease does not permit sub-letting and must be the purchaser’s main home.

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Council Tax Band D

Viewing By Arrangement with Pocock + Shaw





Approximate total area

941 ft²

87.5 m²



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

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