



Holbrook Road, Cambridge, CB1 7SX  
Guide Price £770,000 Freehold



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01223 323130



**A SIGNIFICANTLY EXTENDED, END-OF-TERRACE FAMILY HOME PROVIDING 1830 SQFT OF ACCOMMODATION, GENEROUS GARDENS AND OFF-STREET PARKING, CLOSE TO ADDENBROOKE'S HOSPITAL AND OUTSTANDING SCHOOLS.**

- Significantly extended family home close to Addenbrooke's Hospital
- Accommodation arranged over 3 floors measuring 1830 sqft in total
- Generous gardens providing off-street parking, bicycle storage and a large timber outbuilding

4 double bedrooms – dressing area – 3 bathrooms – living room – dining room – kitchen – study – utility room – reception hall – eaves storage space – front garden - off-street parking – large rear garden

41 Holbrook Road is an extended, double-fronted family home in a desirable south-city residential area, moments from Addenbrooke's site and Biomedical Campus. The accommodation is extensive, in need of some sympathetic modernisation and provides a flexible arrangement over all three floors.

The property is approached via generous frontage, which provides off-street parking, bicycle storage and side access to the rear garden. The reception hall leads to a useful utility room, large study with access to the kitchen, a broad living room with bay window, attractive feature fireplace, feature bookcase wall and folding glazed doors to the dining area. The dining room has a vaulted ceiling and access to and has complete views of the garden. The kitchen is well-equipped and provides a matching range of units and drawers, countertops with tiled upstands, inset sink, a range of integrated appliances, tiled floor and space for a dining table and chairs.

The first-floor landing leads to the family bathroom and three double bedrooms. Bedroom two benefits from a large dressing room and ensuite shower room. The second-floor level provides ample storage and principal bedroom with ensuite shower room.

The generous rear garden has a large timber outbuilding, which offers scope for conversion to a homeworking space or summerhouse. The property also benefits from overlooking allotments to the rear.

**Agent's Note**

We understand our vendors had rising damp treatment carried out over 20 years ago to the front of the house adjacent to the party wall. There was a guarantee in place at the time, but this has since lapsed.

**Location**

Holbrook Road lies between Hills Road and Mowbray Road, ideally placed for Addenbrooke's Hospital, the Biomedical Campus, Cambridge railway station and the city centre. Good local shopping for everyday needs is close by with easy access to Sainsburys, Tesco and Waitrose, whilst more comprehensive shopping and recreational facilities lie within the city centre. There are good schools in both the public and state sectors within walking distance including the Perse School, Pelican Prep School, Morley Memorial Primary School and Homerton Nursery School, along with Hills Road and Long Road sixth form colleges.

**Agent's Note**

Anti-mould treatment to the 1st floor en suite shower room in 2023

**Tenure**

Freehold

**Services**

All mains services connected.  
Gas-fired central heating to radiators

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - C

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

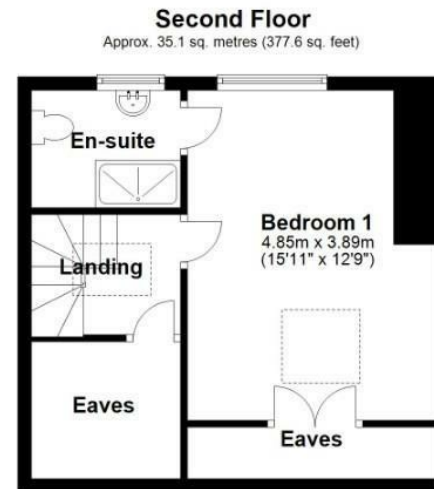
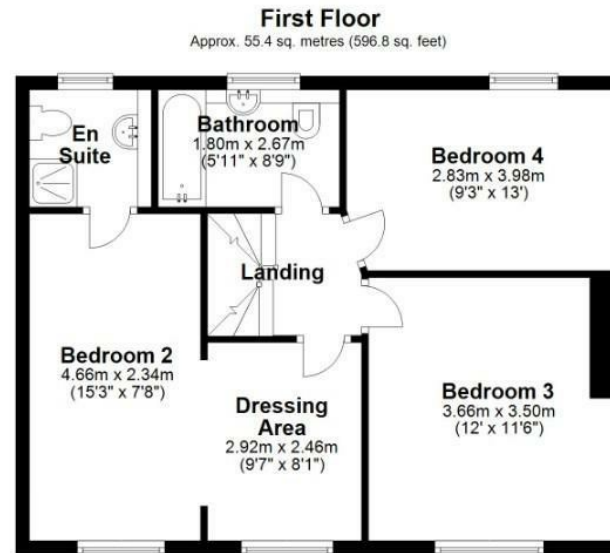
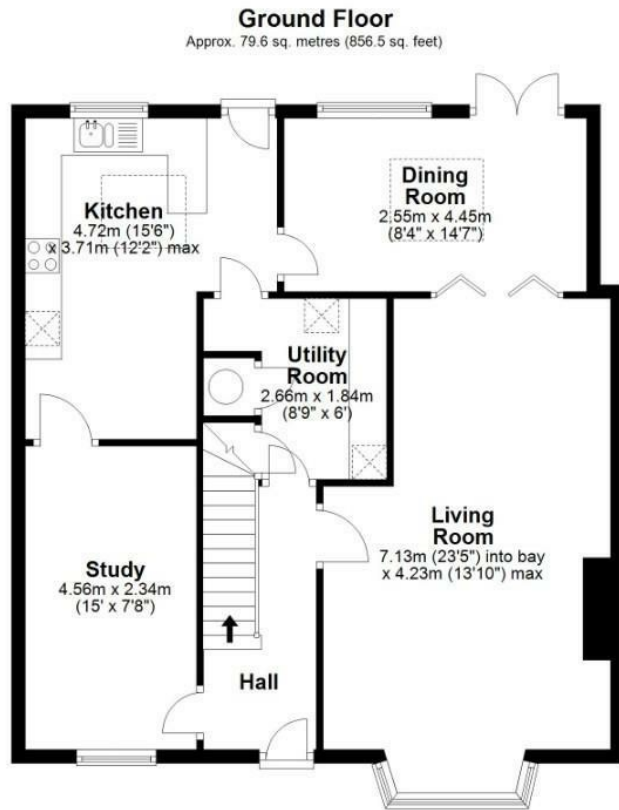
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.









Total area: approx. 170.1 sq. metres (1830.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.







