



145 Hobart Road, Cambridge, CB1 3PS
Guide Price £450,000 Freehold



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A 1950'S BAY-FRONTED MID-TERRACE HOUSE REQUIRING MODERNISATION WITH THE BENEFIT OF SCOPE FOR SIGNIFICANT EXPANSION, PROVIDING A LONG SOUTH-FACING GARDEN AND OFF-STREET PARKING, ON HOBART ROAD.

- Mid-terrace house
- 3 bed, 1.5 bath, 2 recepts
- Built in the 1950's
- South-facing rear garden
- EPC - D / 55
- 825 sqft / 76 sqm
- 0.09 acres
- Off street driveway parking
- Gas-fired heating to radiators
- Council tax band - C

This three bedroom, mid-terrace house needs updating and offers excellent potential for significant expansion and remodelling to create a large family home or HMO.

The accommodation comprises an entrance hall, living room with bay window overlooking the front aspect, a generous open-plan kitchen/dining room providing ample built-in storage and views to the rear garden, and a rear lobby leading to the WC and garden.

Upstairs, the first-floor landing leads to three spacious bedrooms and a recently refitted family bathroom suite.

Outside, the property provides off-street parking to the front. The south-facing rear garden measures 147 ft by 17 ft and is predominately laid to lawn with rear pedestrian access.

This ex-rental house has a good rental history and would be a sound investment opportunity or family home.

Location

The property is located within Romsey Town and is within walking distance to good schools, Mill Road, Cambridge Station and the city centre. There is vehicular access from Coleridge Road and Radegund Road.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

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.

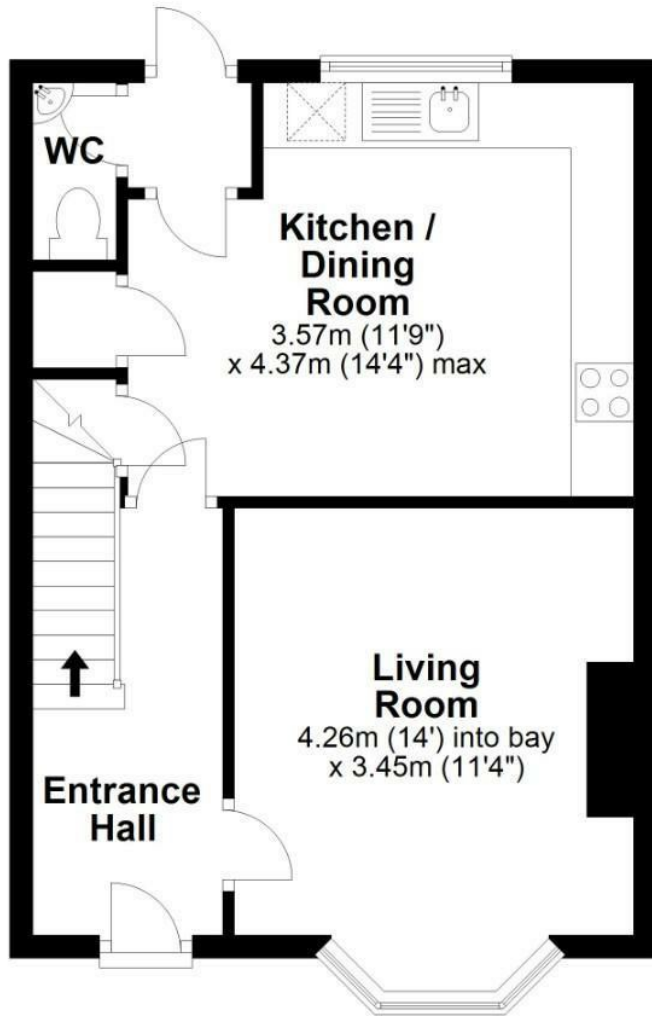
Viewing

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



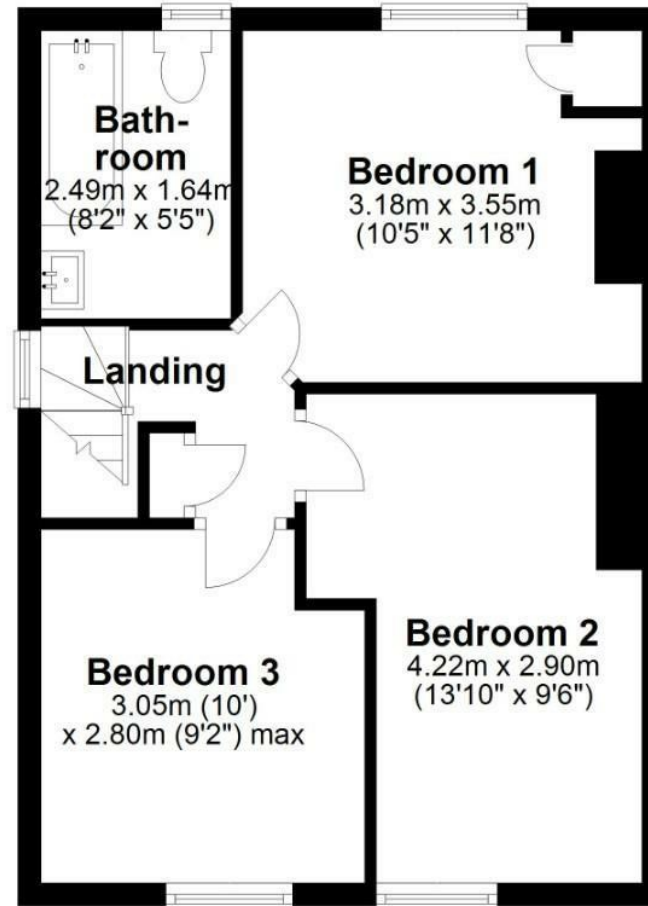
Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 76.7 sq. metres (825.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

