



58 Hulatt Road, Cambridge, CB1 8TH
Guide Price £425,000 Freehold



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A 1980'S 3-BEDROOM MID-TERRACE HOUSE IN NEED OF SYMPATHETIC MODERNISATION, BENEFITING FROM A WEST-FACING REAR GARDEN AND SEPARATE GARAGE AND WITHIN WALKING DISTANCE TO ADDENBROOKE'S HOSPITAL.

- 755 sqft / 70 sqm
- 3 bed, 1 reception, 1 bathroom
- West-facing rear garden
- Separate garage en-bloc
- EPC – C / 74
- Mid-terrace house
- Built between 1981/1982
- Plot size - 0.04 acres
- Council tax band - D
- Recently upgraded gas central heating system to radiators

This mid-terrace house occupies a tucked-away position along a pedestrian terrace on Hulatt Road. The property has been well-cared for by the current owner but is now in need of some modernisation and is an ideal starter home. A gas-fired central heating system and boiler has recently been upgraded and there are double-glazed windows throughout.

The property is approached via a shared pathway leading to an open front garden, which belongs to the property.

A small entrance hall leads to a bright and open reception room, which includes a comfortable seating area and dining room with access to and views to the garden. The kitchen is basic but offers a range of low-level units with matching eye-level cabinetry, working surfaces, an inset sink and space and plumbing for freestanding appliances.

Upstairs, a first-floor landing area with a built-in cupboard housing a modern combination boiler leads to a bathroom and three bedrooms.

Outside, there is a private west-facing rear garden and garage en-bloc. The garage area is accessed via Hulatt Road and there is space to park a car in front of the garage allocated to the property.

The property benefits from being sold with no onward chain.

Location

Hulatt Road is on the south side of the city, ideally placed for access to Addenbrooke's Hospital and the Biomedical Campus, which is only about a 15-minute walk.

There are a good range of local shops on Cherry Hinton Road and Wulfstan Way as well as a major Sainsbury's supermarket a little over a mile away on Brooks Road. The bustling independent shops, cafés and pubs of Mill Road and Romsey are also just over a mile from the property. The green spaces of Cherry Hinton Hall, Coldham's Common and Nightingale rec are all nearby.

There are good schools in both the public and private sectors within walking distance.

This area is particularly appealing to those looking for the convenience of city living but without the compromises on nearby green space and parking that often come with being so close to the heart of Cambridge.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

Fixtures and Fittings

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

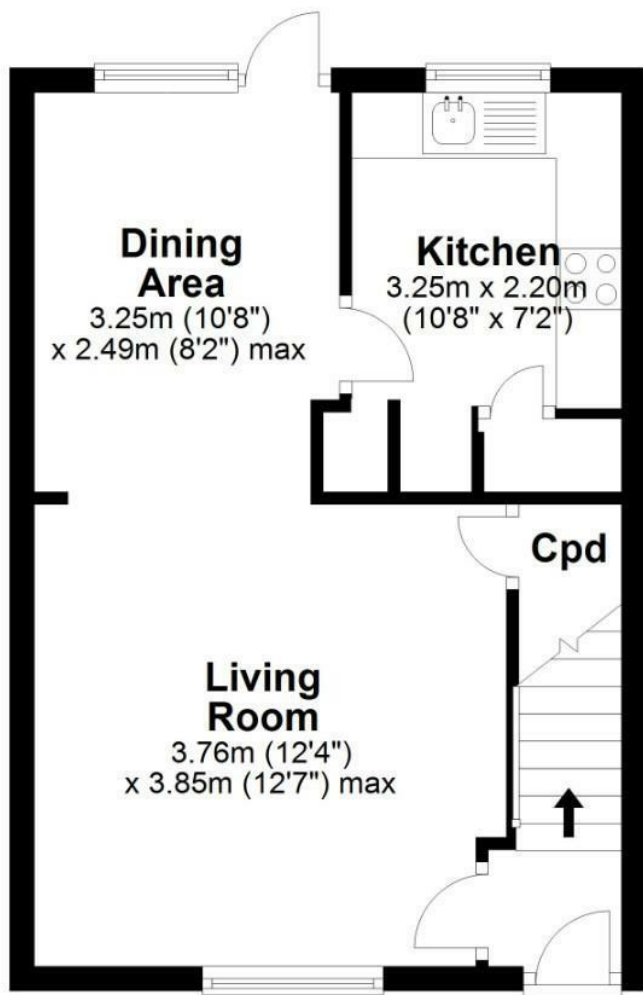
Viewing

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



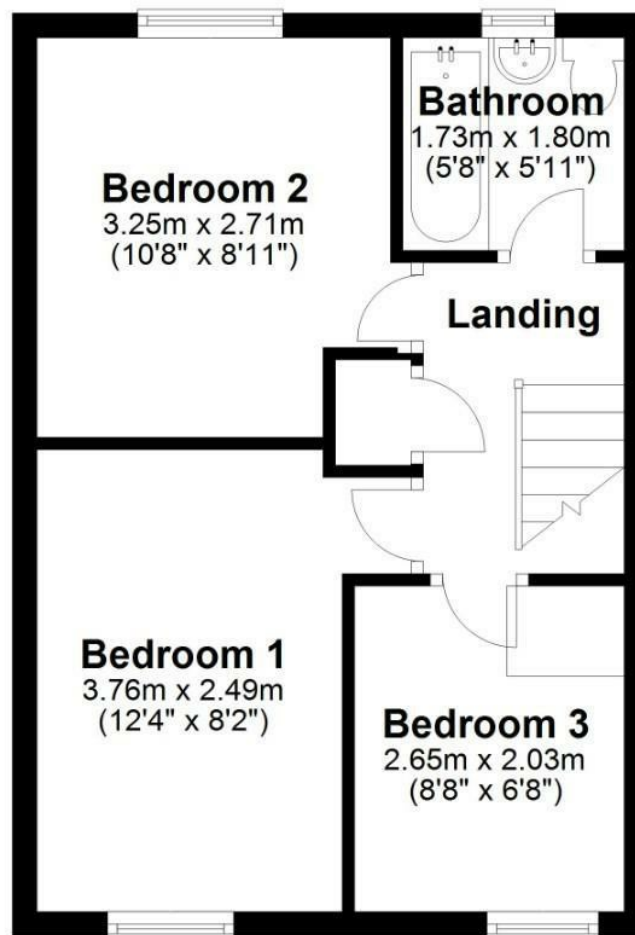
Ground Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



Total area: approx. 67.4 sq. metres (725.6 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		89
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

