

42 Hurrell Road

Cambridge, CB4 3RH

- Quiet location
- No chain
- Scope to improve and extend

A three-bedroom semi-detached house, requiring some updating, situated in a quiet and popular location, with a garage and garden.

This 1058 sq. ft. family house has no chain and offers a fantastic opportunity for those wanting to update or extend (STPP). The house has been well cared for, but is ready for some improvements. There is a goodsized living room with a bay window to the front and a gas fire, an arch opens to the dining room, which has patio doors to the garden. The kitchen has fitted cupboards and a door to the garden. There is a good-sized hallway with a large storage cupboard.

Upstairs there are three goodsized bedrooms, the shower room has been converted to include a walk-in shower, and there is a separate WC.

The house has a burglar alarm, double glazing and gas central heating via a recently fitted boiler.















The front garden is enclosed by a wall and is low-maintenance. A shared driveway provides access to the rear, where there is a large garage that has been extended to provide workshop space. The rear garden is lawned and has flower and shrub beds.

What3words: ///stuff.wallet.times





Floor Plan Area Map

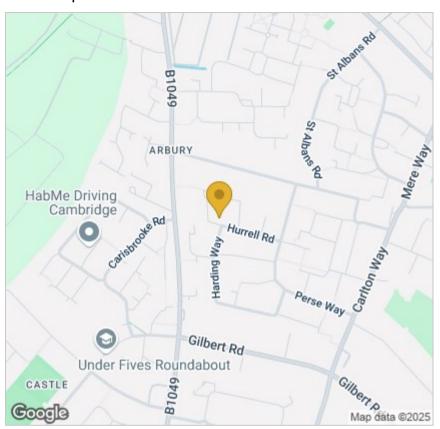
Ground Floor First Floor Approx. 49.1 sq. metres (528.4 sq. feet) Approx. 49.2 sq. metres (530.1 sq. feet) WC Shower Dinina Room Bedroom 2 Room 3.01m x 3.44m Kitchen 3.01m x 3.45m (9'10" x 11'4") (9'10" x 11'3") 3.04m x 3.10m (10' x 10'2") Landing Cpd Living Bedroom 1 Room 4.28m x 3.62m 4.28m x 3.45m (14' x 11'10") (14' x 11'4") Entrance **Bedroom 3** Hall 3.61m x 2.93m (11'10" x 9'7") 2.81m x 2.60m (9'2" x 8'6")

Total area: approx. 98.3 sq. metres (1058.5 sq. feet)

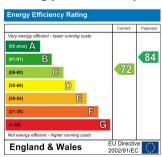
Drawings are for guidance only Plan produced using PlanUp.

Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold Council tax band: D



Energy Efficiency Graph



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