



Bush & Co.



61 Hobart Road, Cambridge, CB1 3PT

Guide Price £465,000 Freehold



Hobart Road is conveniently located in Romsey Town, just a short walk to all the independent shops, cafes and facilities Mill Road is famous for. The railway station is less than 1 mile away whilst the city centre is around 1.5 miles and the Addenbrookes Hospital Biomedical Campus is 2 miles. Good schooling for all ages is available nearby, as are larger shops, supermarkets and major employers.

The property is an end terrace house, which has been partially updated with the addition of a new kitchen and bathroom, leaving something for the next owner to make it their own. Sold with the advantage of no upward chain.

There is a porch which opens into a spacious living room, with bay window and stairs to the first floor. The recently re-fitted kitchen/dining room offers a range of wall and base units and worksurfaces with inset sink and an integrated oven and hob with extractor over. There is an under stairs cupboard and rear lobby with w.c and access to the garden.

The first floor landing has a built in cupboard and loft hatch. There are two generous double bedrooms and a well proportioned single room. The bathroom has been re-fitted with a shower over the bath.

Outside - There is provision for driveway car parking to the front and there is a long rear garden which requires maintenance and clearance.



Exceptional service in Cambridge and the surrounding area

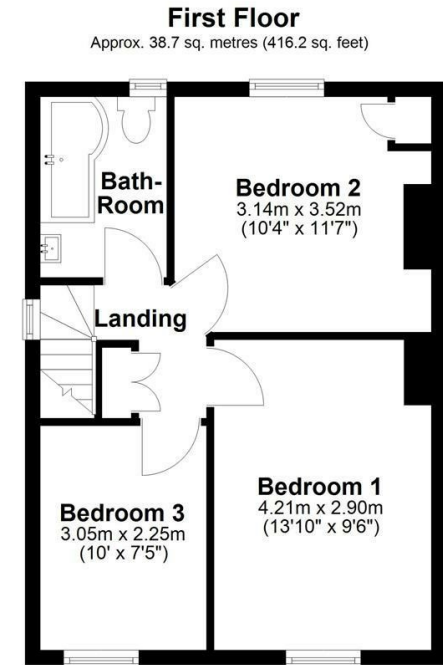
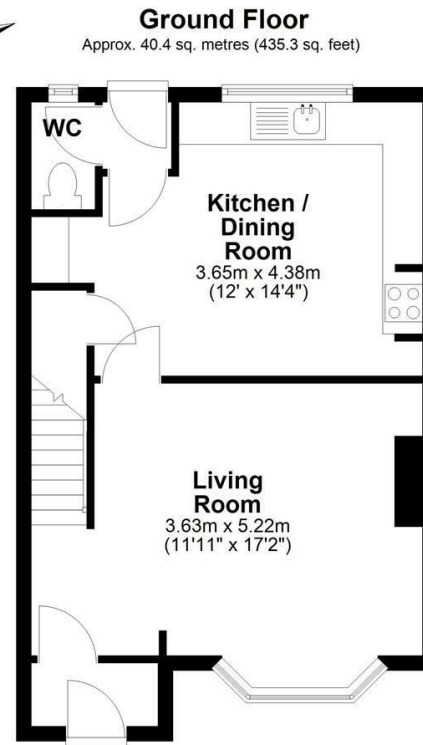
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

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Total area: approx. 79.1 sq. metres (851.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.