GRAY TOYNBEE

2 Hulatt Road

Cambridge, CB1 8TH

Guide price £475,000

2 1 1 C

2 Hulatt Road

Cambridge, CB1 8TH

- Private south-facing garden
- Refitted kitchen and bathrooms
- Garage and parking to the rear
- Former 3-bedroom home of 825 sqft / 77 sqm
- Close to hospital (1mile) and station (1.5 miles)
- End-of-terrace house

A much improved former 3 bedroom home of 825 sqft / 77sqm, plus a garage. The property has a lovely south-facing garden and enjoys a peaceful, near central city location just off Mowbray Road.

Purchased as a renovation project over 6 years ago, this beautiful home has been transformed into a superb starter home, and has been thoughtfully designed with modern living in mind.

On the ground floor is an entrance hall with access to the reception room and a refitted cloakroom W.C. with a bespoke copper sink unit, complemented by attractive tiling and a heated towel rail. There is a large open-plan living / dining room, finished with herringbone wooden floors, with oak and glass balustrade stairs leading up to the first floor. Sliding doors from the dining area lead to a sheltered outdoor seating area. The kitchen has been fitted with a stylish range of units and has various integrated appliances.

Upstairs are 2 double bedrooms and a stylish refitted shower room.

Outside is an open-plan front garden with gated side access to the south-facing rear garden which offers a superb degree of privacy. A single garage and a small drive are located just beyond the rear fence. A pathway from the terrace leads down to a

reinforced concrete base which was built to house a stone baked pizza oven.

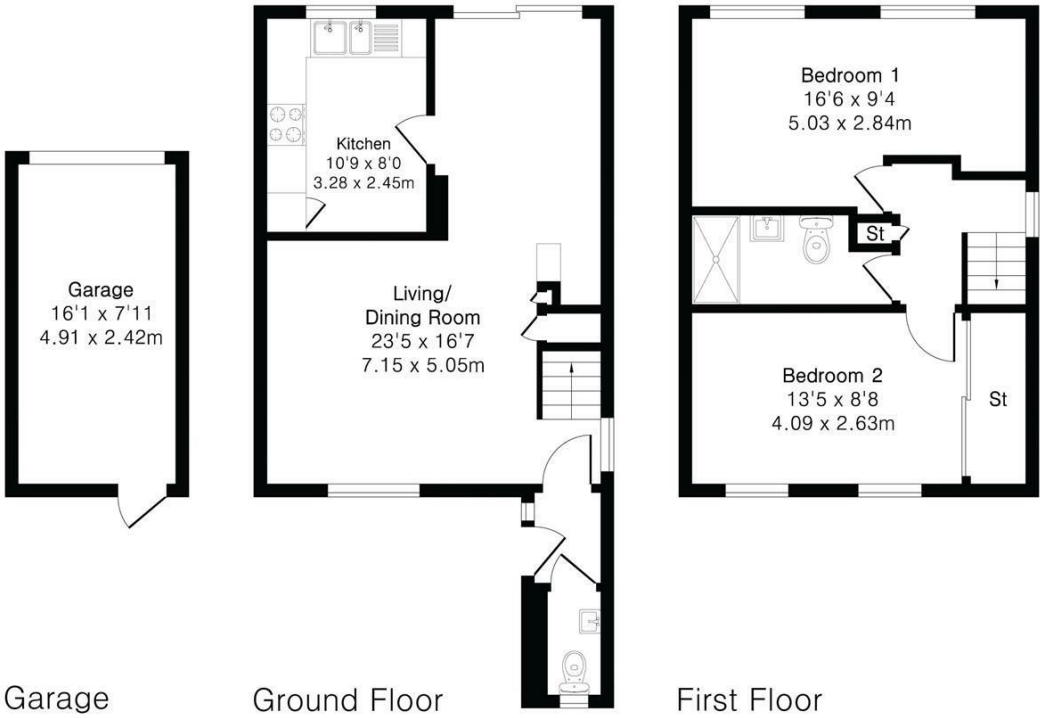
Hulatt Road sits just off Mowbray Road on the South side of the city, ideally placed for access to Addenbrooke's Hospital and the Bio Medical Campus which is only about a 15-minute walk.

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, cafes and pubs of Mill Road and Romsey are also just over a mile from the property. The green spaces of Cherry Hinton Hall, Coldhams Common and Nightingale rec are all nearby.

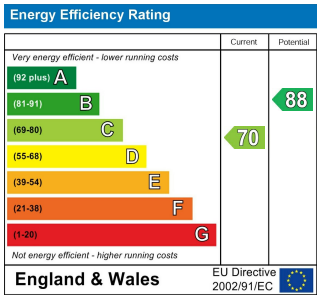
There are good schools in both the public and private sectors within walking distance.

GRAY TOYNBEE

Approximate Gross Internal Area 825 sq ft - 77 sq m
(Excluding Garage)
Ground Floor Area 430 sq ft – 40 sq m
First Floor Area 395 sq ft – 37 sq m
Garage Area 128 sq ft – 12 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com