



Hobart Road, Cambridge, CB1 3PU

**CHEFFINS**

## Hobart Road

Cambridge,  
CB1 3PU

An established end-of-terrace home, stylishly updated by the current owners, offering a versatile open-plan living/dining room and benefitting from a private rear garden. The property is ideally situated within this ever-popular residential area just off Mill Road, with close proximity to Cambridge railway station, Cambridge city centre and major commuter links. Offered with no onward chain.

### LOCATION

Hobart Road is a highly regarded residential street situated just off the vibrant and eclectic Mill Road, one of Cambridge's most popular and well-served areas. The location offers immediate access to an excellent range of independent cafés, restaurants, shops and everyday amenities, together with larger supermarkets and leisure facilities nearby. The property is within easy walking and cycling distance of Cambridge city centre and Cambridge railway station, providing regular services to London King's Cross and Liverpool Street, making it particularly attractive for commuters. The area is also well placed for access to Cambridge Biomedical Campus, Addenbrooke's Hospital and a number of well-regarded schools, parks and green spaces. The nearby Romsey Recreation Ground further enhances the area's appeal for families and professionals alike.

2 1 1

Guide Price £463,500





## PANEL-GLAZED ENTRANCE DOOR

leading through into:

## ENTRANCE HALLWAY

with cove ceiling, radiator, stairs rising to first floor accommodation and panel-glazed door leading through into:

## OPEN-PLAN LIVING/DINING ROOM

A bright and well-proportioned dual-aspect reception space comprising clearly defined living and dining areas. The living area benefits from a double-glazed bay window overlooking the front aspect, radiator, cove ceiling and fitted alcove storage/shelving. The dining area provides ample space for a formal dining table and chairs, with continuation of the flooring, further radiator, cove ceiling and double-glazed doors/windows overlooking and leading out onto the rear garden. Doorway/opening leading through into the kitchen.



## KITCHEN

Comprising a collection of both wall and base-mounted storage cupboards and drawers fitted with stone-effect roll-top work surfaces incorporating an inset stainless steel sink with hot and cold mixer tap and drainer to side with tiled splashback. Space for cooker with decorative tiled splashback and concealed extractor hood above, space and plumbing for washer/dryer, dishwasher and fridge freezer, tiled flooring, double-panel radiator, double-glazed window overlooking the rear garden and panel-glazed door leading out onto the garden.

## FIRST FLOOR LANDING

With cove ceiling, loft access, wood panelling, double-glazed window to side aspect and panel doors leading into respective rooms.

## BEDROOM 1

Double-glazed window to front aspect, radiator and overstairs built-in wardrobe fitted with hanging space.

## BEDROOM 2

With cove ceiling, radiator and double-glazed window overlooking the rear garden.

## FAMILY SHOWER ROOM

Comprising a three-piece suite with large walk-in shower cubicle fitted with dual wall-mounted shower heads and glazed shower partition, low-level WC with concealed dual flush, hand wash basin with mixer tap set within vanity unit with storage cupboards below, tiled surround, tiled flooring, underfloor heating, heated towel rail, wall-mounted electric toothbrush charger, cove ceiling, inset LED downlighters, extractor fan and double-glazed window fitted with privacy glass overlooking the rear aspect.

## OUTSIDE

To the rear of the property is a lengthy garden, principally laid to lawn with a paved patio area led directly off the rear part of the property, providing ample space for both relaxing and entertaining. A paved pathway then leads towards the rear section of the garden where there is a further gravelled area alongside hardstanding for a storage shed. The garden is bordered by a handful of mature hedging and trees to either side, creating an excellent degree of privacy.

To the front, the property is approached off Hobart Road via a pedestrian pathway leading to a wrought iron gate and enclosed front garden, principally laid to gravel with a pathway leading to the front entrance door.

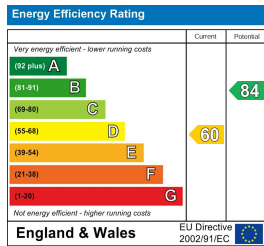
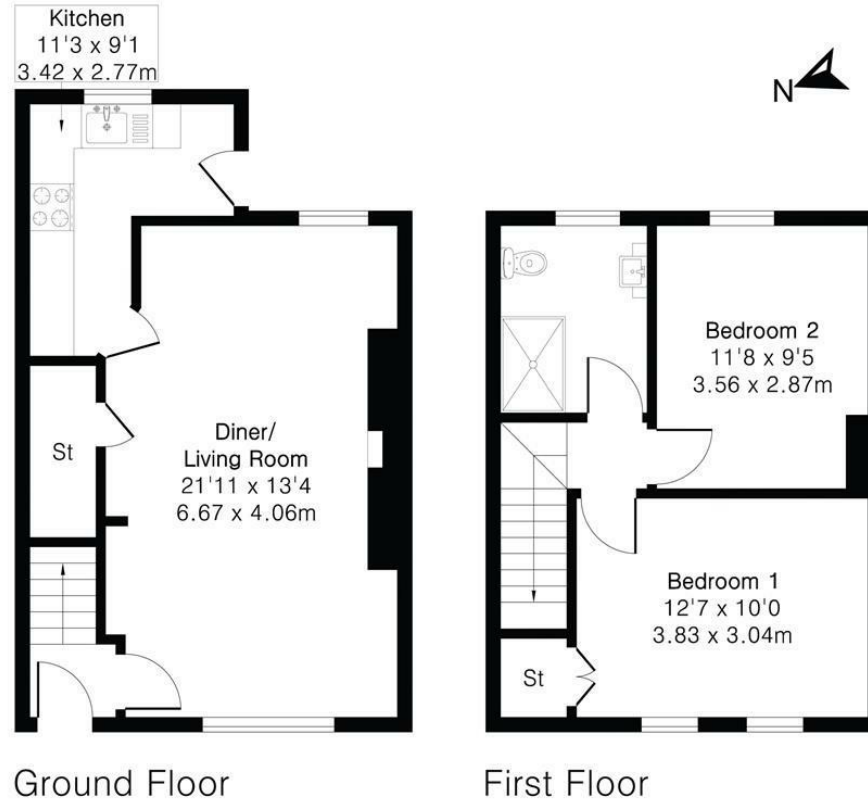




## Approximate Gross Internal Area 765 sq ft - 71 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 358 sq ft – 33 sq m



Guide Price £463,500

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

