



44 Hobart Road, Cambridge, CB1 3PU  
Guide Price £525,000 Freehold



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**A FULLY RENOVATED AND SIGNIFICANTLY IMPROVED 3-BEDROOM VICTORIAN, MID-TERRACE HOUSE WITH AN ESTABLISHED REAR GARDEN ON HOBART ROAD. CONVENIENTLY PLACED FOR ACCESS TO MILL ROAD, CAMBRIDGE STATION AND THE CITY CENTRE.**

- 850 sqft / 78 sqm
- Victorian mid-terrace house
- Tasteful and contemporary interior design
- Plot size - approx 0.03 acres
- On road parking available on Hobart Road and surrounding area
- 3 bedrooms, 2 reception, 1 bathroom
- Significantly improved and renovated in 2022
- Gas central heating system to radiators
- Double glazing
- Established rear garden with pedestrian access

This late Victorian house in Romsey Town benefits from a full and complete renovation programme, which was completed in 2022 and now offers a stylish, contemporary interior design blending with attractive period features, typical of the Victorian era.

The accommodation offers a high degree of natural light, well-proportioned rooms over two floors, scope to extend into the loft space and an established rear garden with rear pedestrian access.

The accommodation comprises an entrance hall, which leads to a bright and airy sitting/dining room with an attractive period fireplace, restored wooden floorboards and an open staircase with bespoke feature storage solutions beneath. A broad and stylish kitchen has been redesigned with an extensive range of contemporary units and integrated appliances added. Solid wood worktops with matching wall-mounted shelving and tiled splashbacks finish the room. A refitted luxury bathroom suite completes the ground floor level.

Upstairs, the first-floor landing leads to three spacious double bedrooms and provides space for a staircase, which would enable a loft conversion, if needed and permitted.

A charming rear garden provides a side storage area, a paved patio, a lawn, a wide border with various plants and shrubs, a useful resin storage shed and gated pedestrian access.

**Location**

Hobart Road is situated off Mill Road and well placed for the city centre and the main Cambridge railway station. Local shopping is available on Mill Road itself with a wide range of independent shops, bars and cafés. Sainsburys supermarket is just around the corner on Brooks Road. Addenbrooke's Hospital, Cambridge Railway Station and the city centre are all close by and within cycling or walking distance.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - C

**Fixtures and Fittings**

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

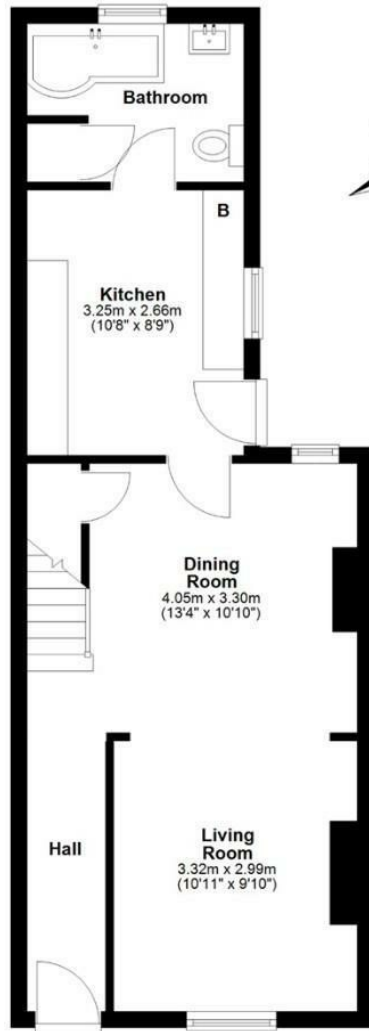
**Viewing**

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

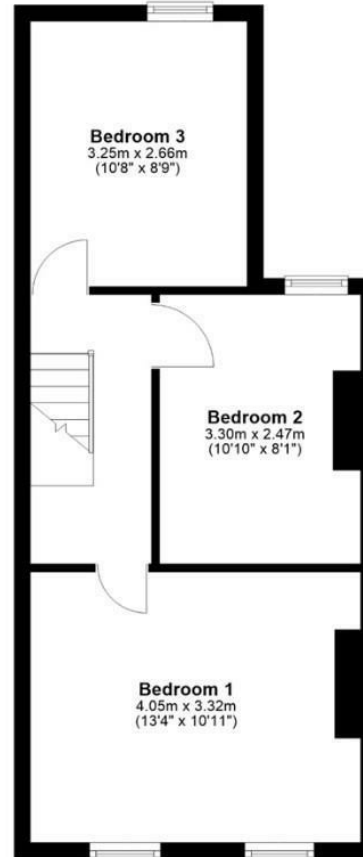




**Ground Floor**



**First Floor**



Approx. gross internal floor area 78 sqm (850 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



