



**54 HOLBROOK ROAD**  
Cambridge

**Carter Jonas**

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## 54 HOLBROOK ROAD, CAMBRIDGE, CB1 7ST

- Addenbrookes Hospital – approx. 0.9 miles  
- Cambridge Railway Station – approx. 1.6 miles

South city location • Long private driveway • Tucked away spot • Well presented accommodation • Established gardens • 2 Bedrooms • Generous living room • No onward chain • EPC rating D

### DESCRIPTION

A detached bungalow occupying a tucked away location at the end of a private driveway, the property has been much improved and updated having modern fittings and is presented in a ready to live in condition.

The accommodation comprises: wide entrance hall, cloakroom, spacious re-fitted kitchen, utility room, well-proportioned dual aspect living room with views over gardens, rear hallway, shower room and two double bedrooms.

### OUTSIDE

The property is located at the end of a private driveway offering privacy and tranquility, having gardens on three sides, lawn area, established trees, flower beds, borders with a south westerly aspect, former garage now providing storage.

**A WELL-PRESENTED AND SUPERBLY LOCATED DETACHED BUNGALOW SITUATED AT THE END OF A PRIVATE DRIVEWAY ON THE SOUTH SIDE OF CAMBRIDGE.**



## LOCATION

Holbrook Road is situated just off Hills Road in a highly sought after convenient south city location. There are a wide range of local amenities nearby including restaurants, multiplex cinema, the Cambridge Junction music/theatre venue with Addenbrooke's Hospital also nearby. The property falls within the catchment area for excellent state schools; and two leading sixth form colleges. The independent Perse and Leys schools, Homerton College and Cambridge University Faculty of Education are within easy reach.

## ADDITIONAL INFORMATION

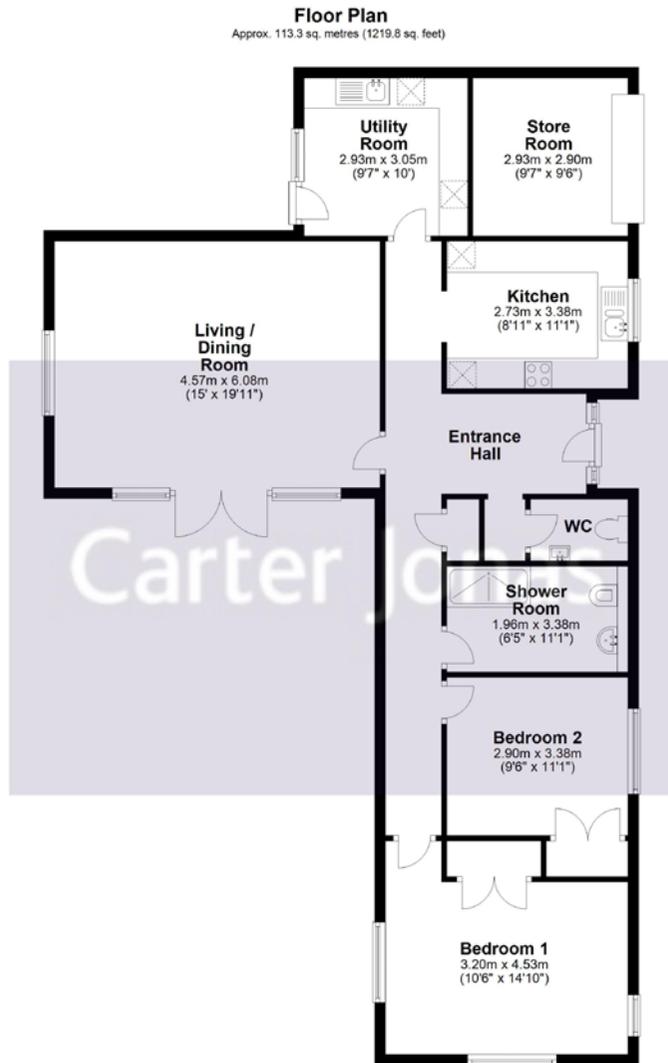
**Tenure:** Freehold

**Services:** Gas, water, electricity and drainage

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents  
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Total area: approx. 113.3 sq. metres (1219.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

54 Holbrook Road, Cambridge



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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