



HOBART ROAD, CAMBRIDGE, CB1 3PT

- Cambridge Train Station - approx. 0.8 mile walk
- Ridgefield Primary School - approx. 0.1 miles
- Coleridge Community College - approx. 0.1 miles

Sought after location • Walking distances to local schools & amenities • Close to the train station • Off-road parking • Garden studio • EPC rating D

DESCRIPTION

Welcome to this charming property nestled in a convenient location, offering a blend of modern amenities and cozy features throughout.

Upon entering the residence, you are greeted by the entrance hallway leading through to the living area. The heart of the home lies in the spacious kitchen diner/ living area, adorned with a double glazed bay window offering ample natural light and a charming brick featured chimney housing a built-in wood burner. The kitchen boasts a contemporary design, complete with wall-mounted and base units, wooden worktops, stainless steel extractor fan, and integrated appliances including a four-ring gas hob, grill, oven, dishwasher, and fridge freezer. A tiled splashback adds a touch of elegance, while a butler sink with stainless steel mixer tap enhances functionality. There is also a pantry with space for a washing machine. A door leads to the rear porch following to the garden. Conveniently tucked away on the ground floor is a water closet, featuring a low-level WC, washbasin with tap, and storage space.

Leading to the first floor landing, where exposed wooden floorboards guide you to the main bedroom, boasting built-in wardrobes and double glazed windows overlooking the front. The second bedroom offers comfort and functionality with a built-in wardrobe and double glazed window overlooking the rear garden.

A BEAUTIFULLY PRESENTED TWO-BEDROOM SEMI-DETACHED HOME WITH OPEN-PLAN LIVING SPACE, NEWLY INSTALLED GARDEN STUDIO, LOCATED IN A SOUGHT AFTER LOCATION.



The family bathroom exudes sophistication with spotlights, an opaque window, a panelled bath with mixer tap and overhead rain shower, washbasin with mixer tap, and low-level WC. Tiled underfloor heating and splashback add a stylish touch, while a wall-mounted radiator ensures warmth and comfort.

OUTSIDE

Step into the tranquil rear garden, enclosed by wooden fence panels and featuring raised decking, convenient covered side storage and a tiled pathway leading to the garden studio. The studio, which also doubles as an office, offers versatility for multiple uses, complete with spotlight features, electric heating, its own internet router, laminated flooring, and double glazed windows with French doors opening out to the garden. A fitted bathroom with shower cubicle, low-level WC, washbasin with mixer tap, and extractor point enhances convenience. To the front of the property, an end of terrace position provides two parking spaces, with gated locked access to the side, ensuring privacy and security.

LOCATION

South City location, close to the railway station, Addenbrookes Hospital, local shopping facilities and within catchment for Ridgefield Primary School, Coleridge and Netherhall Secondary Schools.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

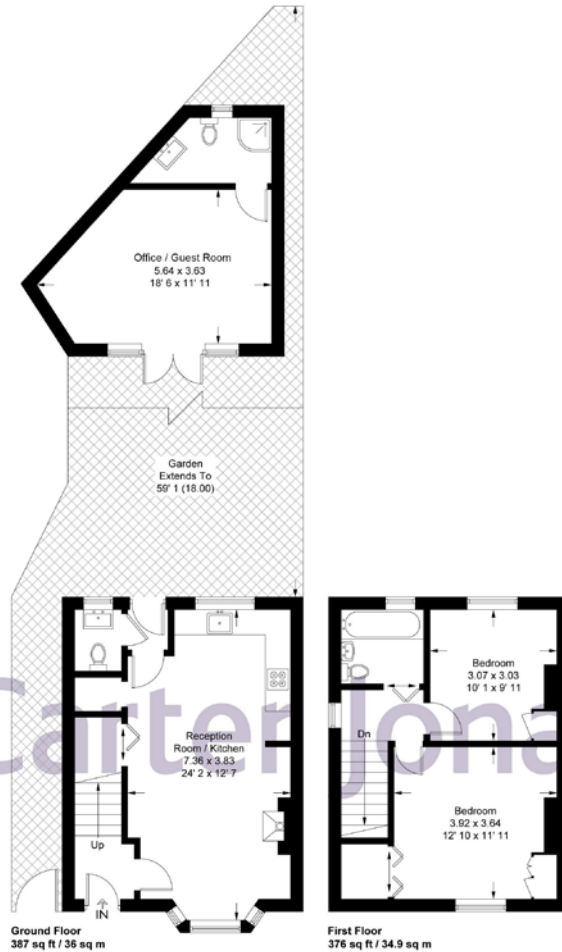
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



Hobart Road

Approximate Gross Internal Area = 763 sq ft / 70.9 sq m
Garden Room = 239 sq ft / 22.2 sq m
Total = 1002 sq ft / 93.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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