



## A central mid-terraced three bedroom house

**105 Hobart Road, Cambridge CB1 3PT**

Freehold





Off street parking • Open plan living area • Large garden • Useful utility room • Downstairs shower room • No onward chain

#### Local information

- Cambridge railway approximately 0.8 miles (on foot) with services to London from around 50 minutes.

- Excellent shopping facilities along Mill Road including a Co-op supermarket and a range of independent shops and cafes. Sainsburys supermarket and petrol station approximately 0.6 miles.

- Well renowned local pubs in close vicinity including The Empress, Earl of Beaconsfield and popular wine/cocktail bar '196'.

- Nursery, primary and secondary schools all nearby.

(all distances and times are approximate)

#### About this property

105 Hobart Road is a 1960s house set well back from the road with space for one car at the front.

The front door opens up in to a large hallway with original wooden floors and leads through an open plan living area downstairs making a very sociable space. The kitchen with breakfast bar, connects well with the living and sitting rooms – the dual aspect and bay window at the front makes for a bright space at all times of day. There is a working log burner in the sitting room, which makes a lovely feature. Just beyond the kitchen is a useful utility space with a shower room at the back of the house.

The dining area opens up through full height glazed doors on to a patio area perfect for barbeques, with a long, lawned garden and bordered flower beds beyond.

Upstairs, the master bedroom with original wooden floors and a feature fireplace looks out over the garden at the back. The second bedroom which is currently used as a study, is a good sized double room and the third bedroom, with a mural of the sea on the wall would make a great nursery or child's room.

#### Tenure

Freehold

#### Local Authority

Cambridge City Council

EPC rating = D

#### Viewing

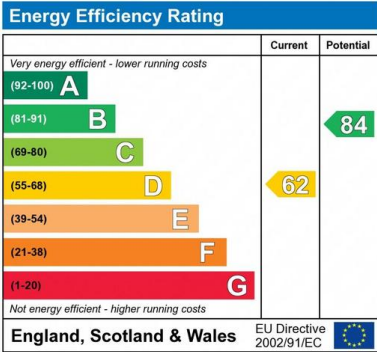
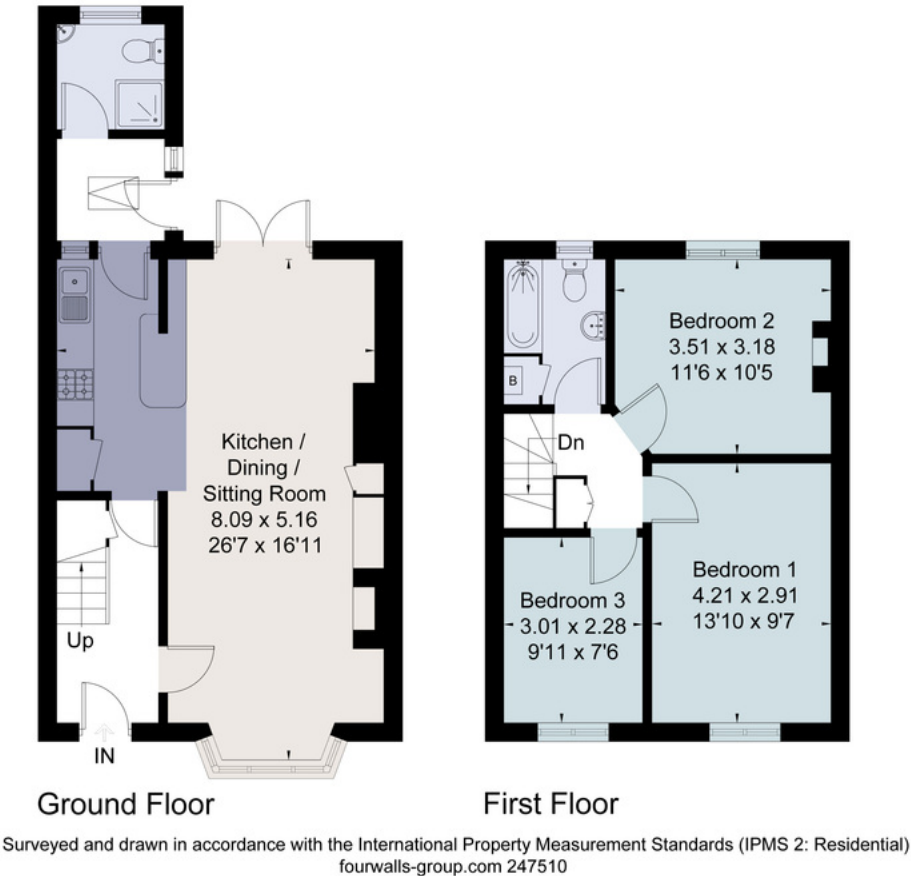
Strictly by appointment with Savills







Approximate Area = 87.4 sq m / 941 sq ft  
Including Limited Use Area (0.1 sq m / 1 sq ft)  
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