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## HOBART ROAD, CAMBRIDGE, CB1 3PT

- City Centre – approx. 1.2 miles
- Cambridge Railway Station – approx. 0.8 miles
- Addenbrookes Hospital – approx. 2 miles

Sitting room • Kitchen/breakfast/dining room • 2  
Bedrooms • Bathroom • Driveway parking for 1/2 cars •  
Good-size lawned garden • EPC rating D

### DESCRIPTION

56 Hobart Road is an attractive two-bedroom terraced property which offers the possibility to acquire the perfect home in one of the city's most convenient and well-served residential areas.

On the ground floor is a good-size sitting room with brick fireplace leading through to the spacious open plan kitchen/breakfast/diner overlooking the garden. The kitchen is fitted with a range of sleek, contemporary units.

On the first floor, are two double bedrooms and a modern bathroom.

### OUTSIDE

The property is set nicely back from the road with a driveway to the front providing parking for one to two cars. The property benefits from a larger than average garden which is mainly laid to lawn with pedestrian access to the rear.

**A WELL-PRESENTED AND BRIGHT TWO-BEDROOM TERRACED CITY HOME IN POPULAR AND CONVENIENTLY LOCATED RESIDENTIAL AREA CLOSE TO THE HOSPITAL AND THE RAILWAY STATION.**





## LOCATION

Hobart Road is a popular residential street situated between the thriving and cosmopolitan Mill Road and Coleridge Road. The property situated within easy reach of excellent local amenities including convenience stores, delicatessens, cafes, restaurants and public houses. There is also easy access to the city centre, the hospital and the mainline railway station. Schooling for all ages is within walking distance.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services are connected

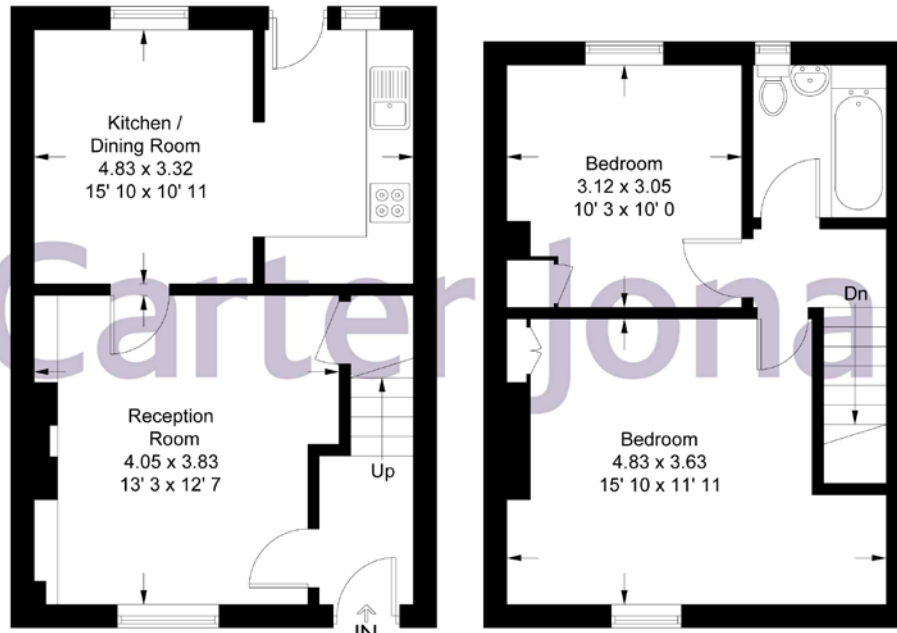
**Local Authority:** Cambridge City Council

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



## Hobart Road

Approximate Gross Internal Area = 746 sq ft / 69.4 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+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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