



**Radcliffe & Rust**  
Residential sales & lettings

**44 Hulatt Road, Cambridge CB1 8TH**  
**£1,800 PCM**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this attractive three-bedroom terrace property in the popular Queen Edith area of Cambridge City, CB1. The house is available early July. This property is perfectly positioned for someone working in the City Centre or who needs easy links to the A14/M11, Cambridge Train Station, Cambridge Airport and Addenbrookes Hospital...the list goes on; let's just say the prime location is what makes this area so desirable. Whether you are a keen cyclist, love a scenic walk, or you prefer to jump on public transport, all these options are available because the property is so close to the bustling city centre. Hulatt Road is also well located for a quick and convenient trip to the large Tesco superstore in neighbouring Cherry Hinton, so popping out for the weekly shop won't be a problem again. And schools? Well, Cambridge is packed with them... great ones! Hulatt Road is in the catchment area for Queen Edith Primary School (0.7 miles) and Netherhall Secondary School (1.1 miles), which both ranked as 'good' in their most recent Ofsted reports.

Once inside the property, there is a small hallway with stairs leading up to the first floor. Along the wall to the left is a handy row of hooks for hanging coats – ideal for a family coming in from the school run. From the entrance hallway, the first room you find on your right is the spacious lounge, which overlooks the front of the property. This room is a good size, and with its neutral décor and large window, the feeling of light and space hits you instantly. There is also a convenient understairs cupboard and easily accessible wall-mounted thermostat for keeping the house cosy and warm.

The next room off the living room is the kitchen/diner, which sits at the back of the property, overlooking the rear garden. This downstairs area is open-plan, so although the kitchen is tucked around the corner, there are no doors to separate the two areas; the light (we can't help but mention it again) flows right through the property from the front to the back. A good size table and chairs would fit perfectly in the dining area, or you could use it as a second seating area – the options are endless. The open-plan design of the whole downstairs space makes for the perfect environment for family life or socialising with friends.

The wooden kitchen cupboards and neutral décor are an attractive contrast and appealing to the eye. The kitchen comes available with an integrated single oven, a free-standing fridge freezer and a washing machine; there is also an extractor hood and a wall-mounted gas boiler. You move outside into the enclosed rear garden through the back door in the kitchen. The kitchen has several windows hence the

level of light that floods through the whole property. Once upstairs, the first room you see directly in front of you is the main bathroom with a bath, W.C. and hand basin; over the bath is a shower and shower curtain rail. There is also an extractor fan and wall-mounted vanity mirror. Bedrooms one and two are both good size doubles, and bedroom three, although a single, is still a comfortable size with room for additional furniture to be added. On the landing, there is a handy storage cupboard.

The rear garden is a fair size, surrounded by fencing and mainly laid to bark. Immediately outside the property, leading directly from the back door, is a narrow footpath leading down to a gate at the end of the property. This gate is convenient for access to the single garage (available for use) and area for storing bins.

Please call us on 01223 307 898 to arrange a viewing at Hulatt Road and for all your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agent notes

Deposit: £2,076

Non smokers only.

Council tax band D - approx £2,015 per annum

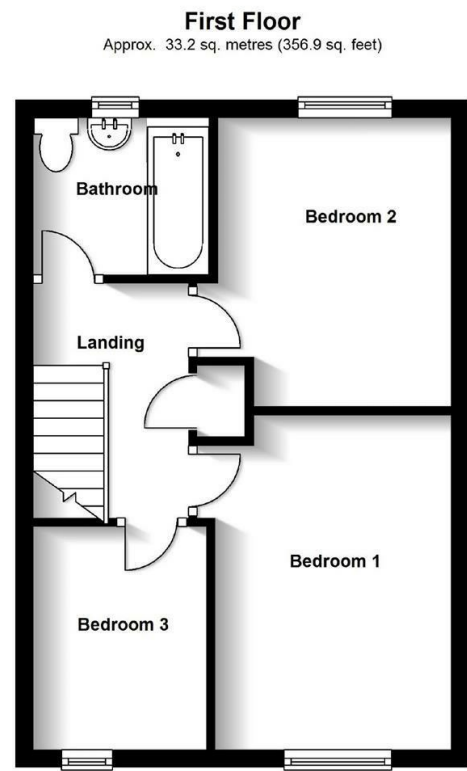
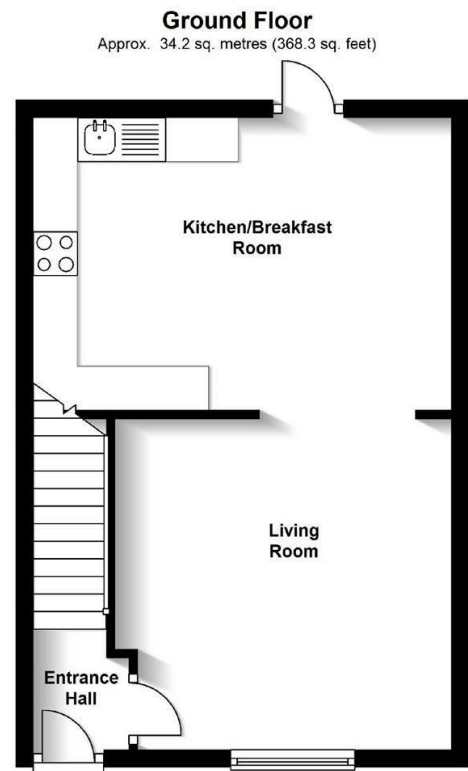
There is a reservation fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent \* 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.





Total area: approx. 67.4 sq. metres (725.1 sq. feet)

NOT TO SCALE - For Guidance Purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	79
(55-68) <b>D</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	

