



Hulatt Road, Cambridge, CB1 8TH

CHEFFINS

Hulatt Road

Cambridge,
CB1 8TH

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Garden
- Off Street Parking

A newly refurbished 2 bedroom mid terrace house situated in a convenient south city location with good access to Addenbrooke's, station and city centre. The accommodation comprises entrance hall, generous living room, kitchen, 1 double bedroom, 1 single bedroom with study/bedroom 3 off and bathroom. Further benefits include enclosed rear garden and off street parking. We regret no sharers. Unfurnished. Available now. EPC: C and Council Tax Band: C.



£1,495 PCM





LOCATION



Located within the Queen Edith's ward of Cambridge and off Queen Edith's Way the property is most convenient for access to Addenbrooke's Hospital (0.5 miles). The property is also well placed for access to Cambridge Train Station and the CB1 Business District (1.5 miles) and Cambridge city centre (1.8 miles). A range of local amenities can be found nearby. (distances approximate)

PORCH

door to:

ENTRANCE HALL

stairs rising to first floor with store cupboard beneath, doorway to kitchen and door to:

LIVING ROOM

feature fireplace (not in use) and dual aspect with window to front aspect and patio doors to rear aspect leading to garden.

KITCHEN

fitted with base and wall units, work tops, sink with window to rear aspect above, integrated oven and gas hob with extractor above and freestanding appliances including fridge freezer, washing machine and tumble dryer.

STAIRS/LANDING

airing cupboard housing gas central heating boiler and doors to bedrooms and bathroom off.

BEDROOM 1

window to rear aspect.

BEDROOM 2

built in double wardrobe, window to front aspect and door to:

STUDY/BEDROOM 3

window to front aspect.

OUTSIDE

parking space in a marked layby, open garden to the front providing additional off street parking and access to front door. Enclosed rear garden principally brick paved with raised beds, rear access gate and shed.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

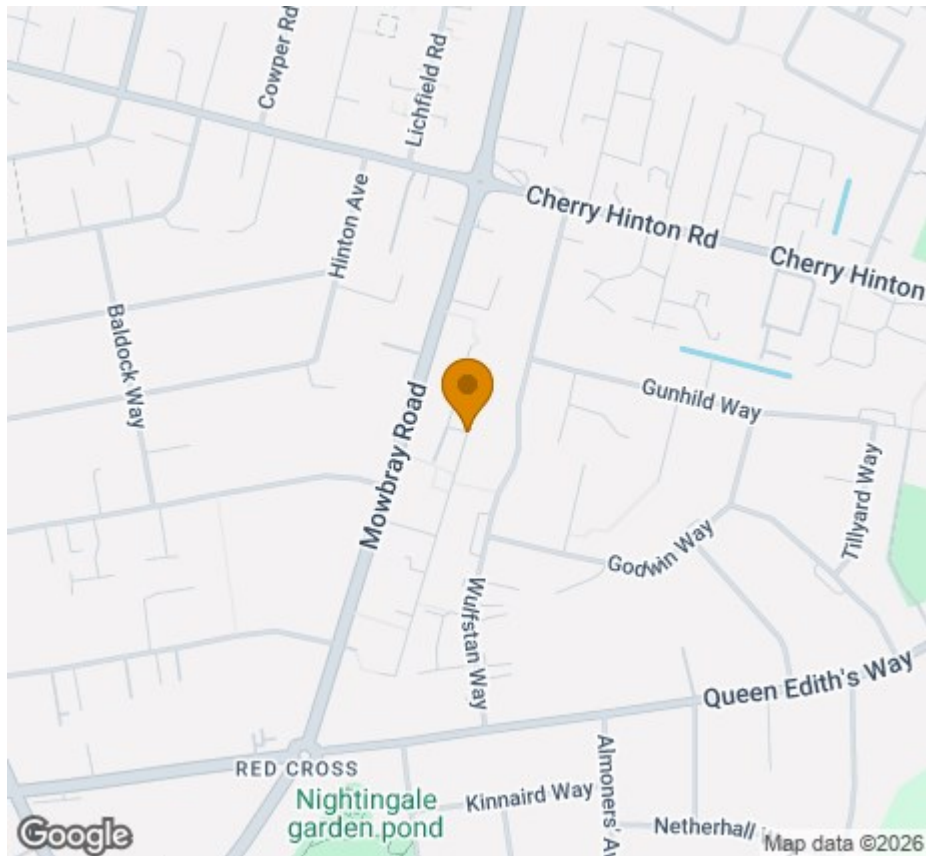
Term - Minimum 6 month tenancy

Holding Deposit - £345

Deposit - £1725







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
EU Directive 2002/91/EC		
England & Wales		

Agents note:

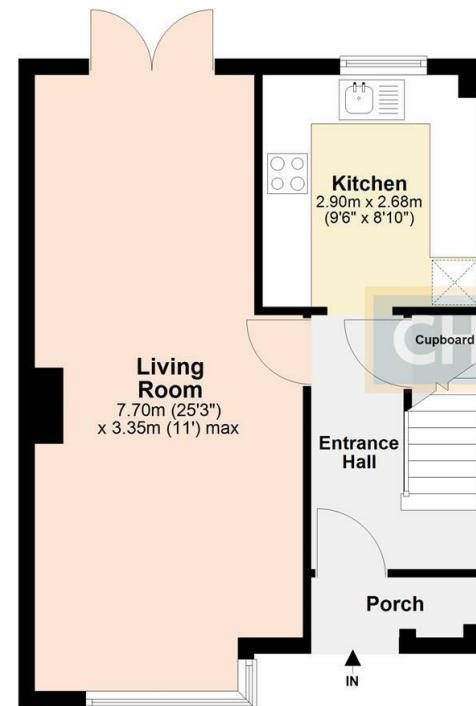
For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

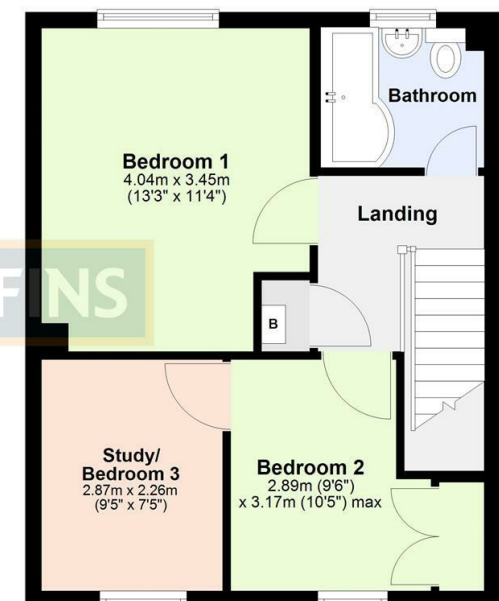
Ground Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 79.8 sq. metres (858.4 sq. feet)



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