



Hulatt Road, Cambridge, CB1 8TH

CHEFFINS

Hulatt Road

Cambridge,
CB1 8TH

- Minimum 12 Month Tenancy
- Available from 12/09/2024
- Unfurnished
- EPC: E
- Council Tax Band: D
- Electric Storage Heaters
- Single Garage
- Garden

A 3 bedroom end terrace house situated in a convenient south city location with good access to Addenbrooke's, station and city centre. The versatile accommodation comprises entrance hall, cloakroom, 3 reception areas, kitchen, 2 double bedrooms, study/bedroom 3 and bathroom. Further benefits include small rear garden and single garage in separate block. Electric heating. We regret no pets or sharers. Unfurnished. Available from 12/09/2024. EPC: D and Council Tax Band: D.

3 1 3

£1,750 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)

ENTRANCE HALL

cloakroom and sitting room off.

CLOAKROOM

wc, wash basin and window to front aspect.

SITTING ROOM

feature fireplace (blocked off), built in shelving and cabinets to recesses, spacious under stairs storage and window to front aspect. The sitting room is open to:

DINING ROOM

window to side aspect. The dining area is open to the sitting room and family room and with door to:

KITCHEN

base and wall units, work tops, sink with window to rear aspect above, freestanding oven with electric hob and extractor above, fridge freezer and washing machine.

FAMILY ROOM

window and door to rear aspect with access to rear garden and 2 Velux windows. The family room is open to the dining area.

STAIRS/LANDING

airing cupboard. The bedrooms and bathroom are accessed off the landing.

BEDROOM 1

fitted double wardrobe, built in cupboard and 2 windows to the front aspect.

BEDROOM 2

window to rear aspect.

STUDY/BEDROOM 3

window to rear aspect.

BATHROOM

shower over bath, wc, wash basin and heated towel rail.

OUTSIDE

small gravelled rear garden, single garage and off street parking.

LETTING AGENT NOTES

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

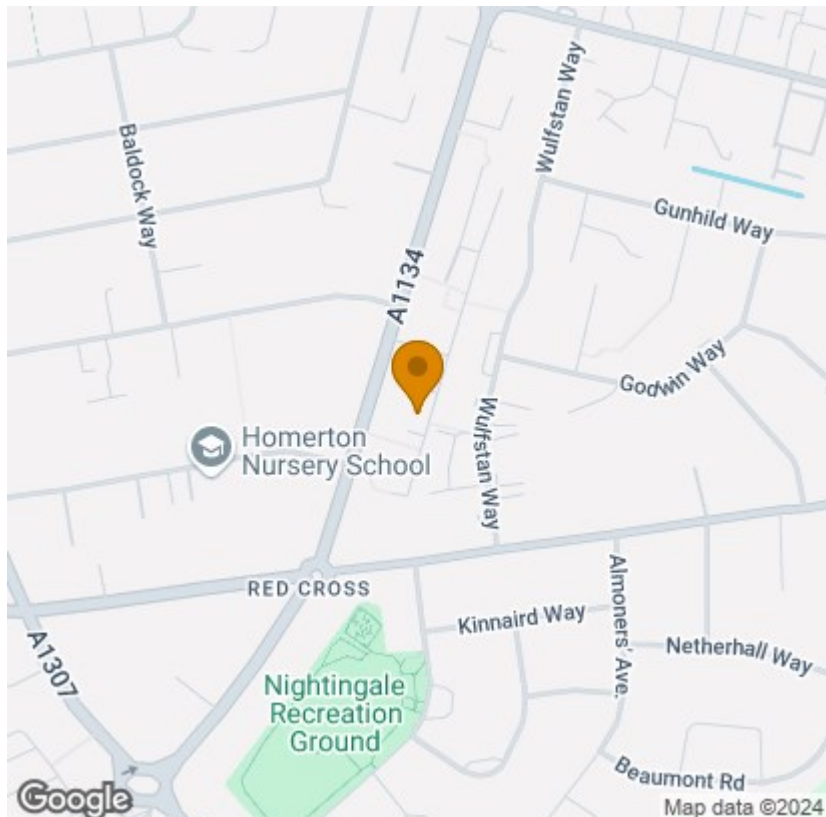
Term - Minimum 12_ month tenancy

Holding Deposit - £403

Deposit - £2019

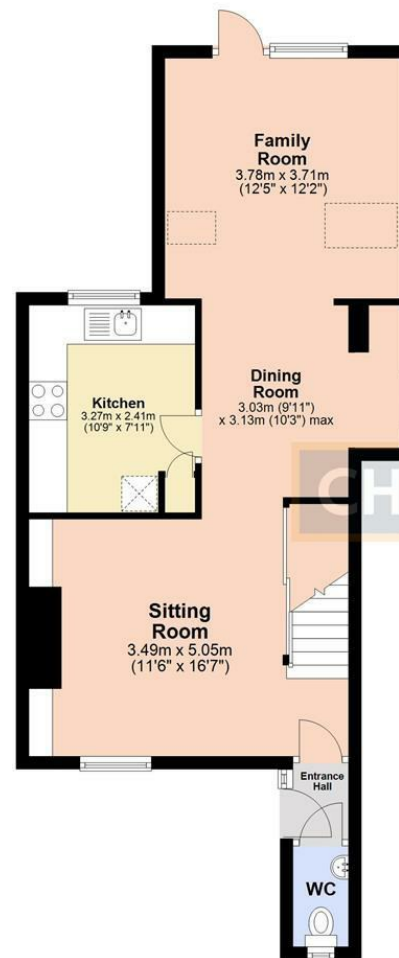




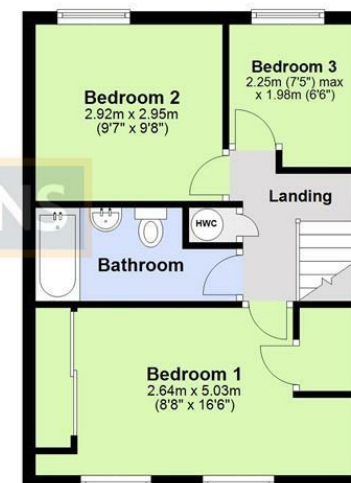


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			51
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 52.2 sq. metres (562.1 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.7 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



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.