

Hulatt Road, Cambridge, CB1 8TH

CHEFFINS

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3 1 3

£1,775 PCM



- Available Now
- 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 sharers. Unfurnished. Available now. EPC: E and Council Tax Band: D.









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 AREA
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.

Holding Deposit - £403
Deposit - £2019





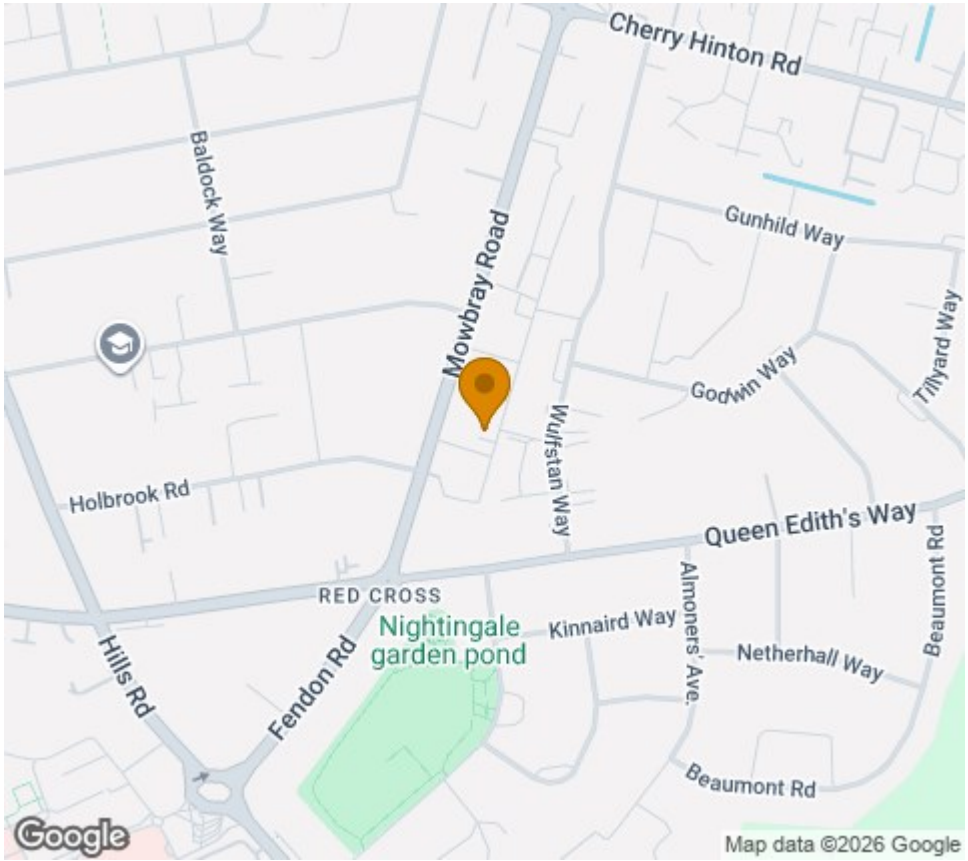


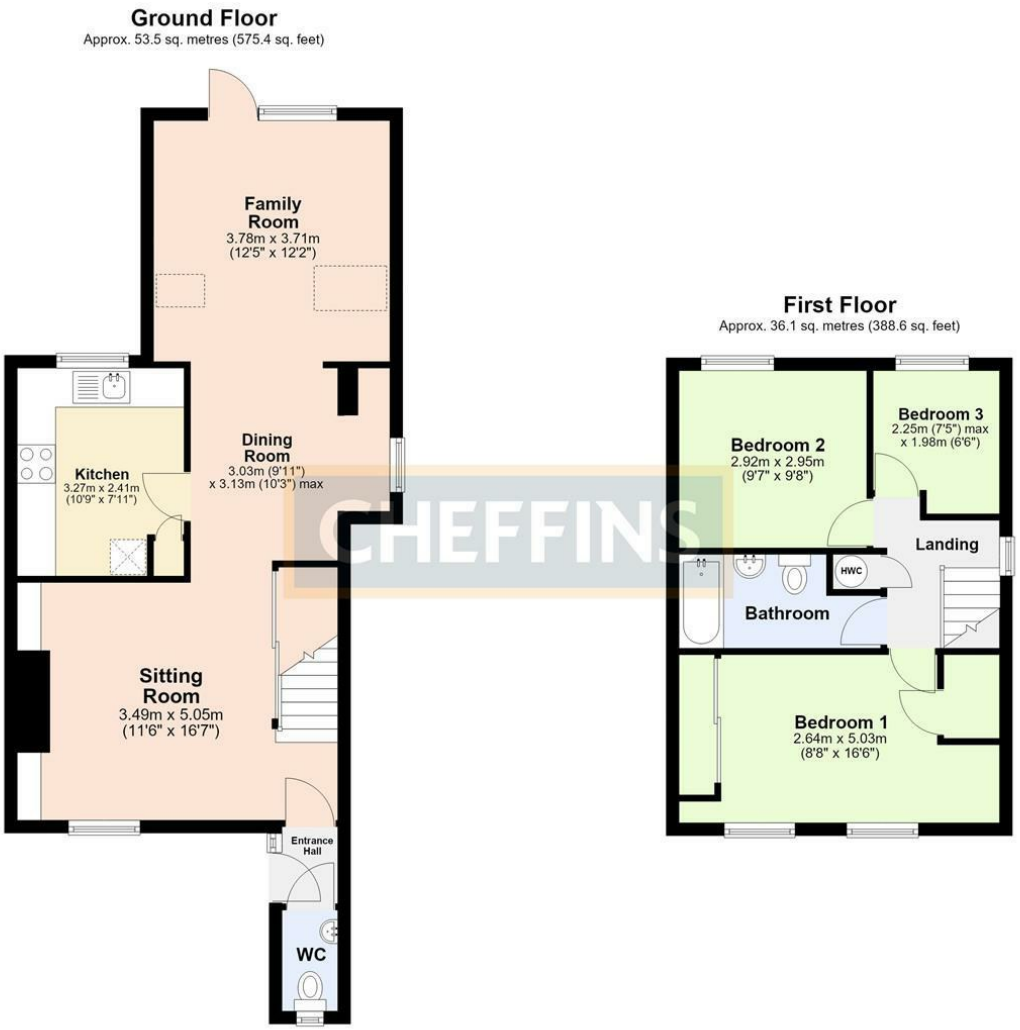




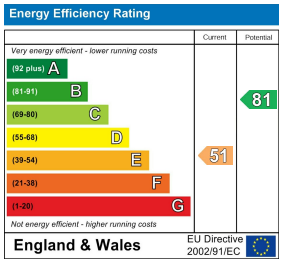








Total area: approx. 89.6 sq. metres (964.0 sq. feet)



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

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

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

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.