

5 Hobart Road
Cambridge, CB1 3PU
Guide price £725,000

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- Full renovation including windows and rewiring
- End-of-terraced Victorian house
- Newly fitted kitchen and bathrooms
- No upward chain
- Large rear garden
- 3 bed, 2.5 bath, 3 recep

An extended and handsomely renovated Victorian home of 1245 sqft / 116 sqm, benefitting from a broad private garden and situated in the heart of Romsey Town, for sale with no onward chain.

No.5 Hobart Road represents an exciting opportunity to acquire a newly renovated period home, offering a wonderful blend of original features and modern finish, and boasting a generous rear garden that stops you in your tracks.

Every detail has been carefully considered. Attractive oak Amtico flooring, an abundance of natural light and a spacious, modern kitchen with quartz worktops sit alongside a light-filled sitting room, while a feature fireplace brings warmth and character to the front living room. Completing the ground floor accommodation is a generous dining room, and a newly fitted cloakroom W.C.

Two double bedrooms and a magnificent family bathroom are arranged on the first floor, with a





utility room off from the landing. Bedroom 2 includes an en suite shower room, whilst the second floor houses a further double bedroom, benefitting from a dual aspect and eaves storage.

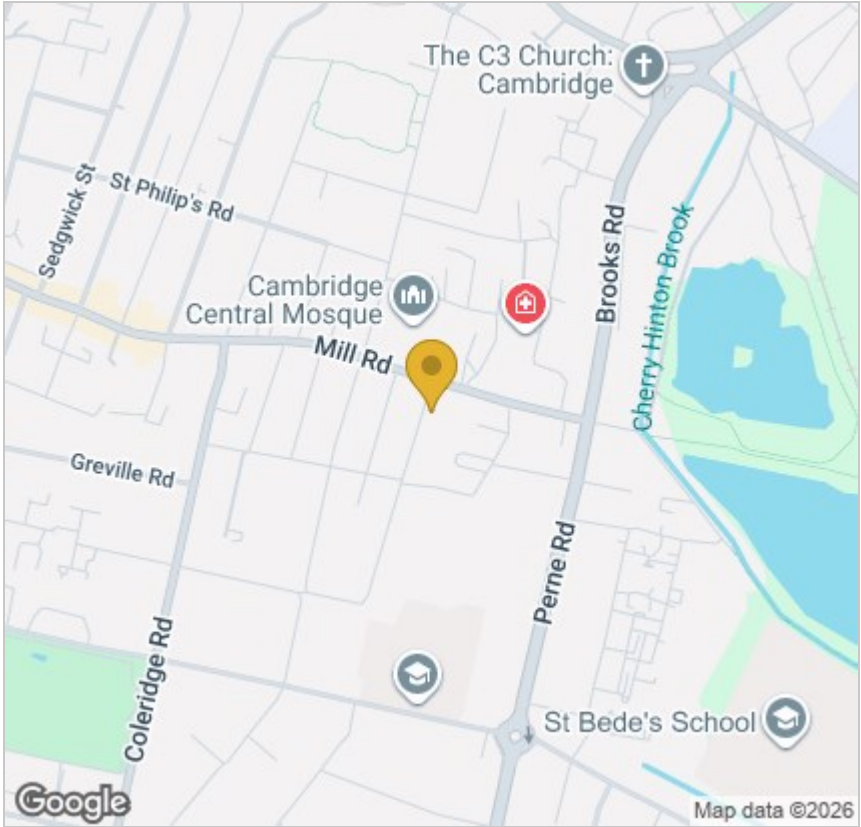
Outside there is plenty of on-street parking, with secure gated access leading to the show-stopping rear garden which broadens and triples in width. There is an Indian sandstone patio, well suited to alfresco dining. The remainder of the garden is laid to lawn and bordered with mature shrubs and trees.

Hobart Road is a quiet street located off Mill Road in a desirable position on the city's South side with a friendly community spirit. Cambridge's City Centre and central station are close by.

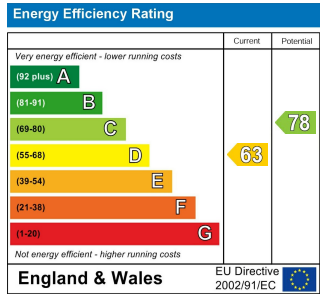
Mill Road offers a wealth of independent shops, cafes, and facilities, and allows easy access to the Addenbrookes hospital and the Biomedical campus.



Approximate Gross Internal Area 1245 sq ft - 116 sq m
Ground Floor Area 591 sq ft – 55 sq m
First Floor Area 452 sq ft – 42 sq m
Second Floor Area 202 sq ft – 19 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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