



68 Hulatt Road
Cambridge, CB1 8TH

Guide price £325,000



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- No onward chain
- Garage
- Close to Addenbrookes hospital
- Two spacious bedrooms

A spacious two-bedroom house with a garage and no chain. Situated in a quiet residential part of Cambridge and about a 10-minute walk from Addenbrookes Hospital.

The accommodation does require some refurbishment but at 573 sq.ft., it represents an excellent opportunity for a first-time buyer or investor. Outside to the left of the front door is a lockable storage cupboard. Inside the entrance lobby are two cupboards, one for storage and the other housing a hot water cylinder.

The kitchen is fitted with plenty of worktop surfaces and space underneath for appliances. There is a stainless steel sink and a window overlooking the front garden. The living/dining room has a large bay window letting in lots of natural light and stairs leading to the first floor.

The two bedrooms are good-sized doubles one has a fitted wardrobe/cupboard. The bathroom has a WC, basin and bath with electric shower over.





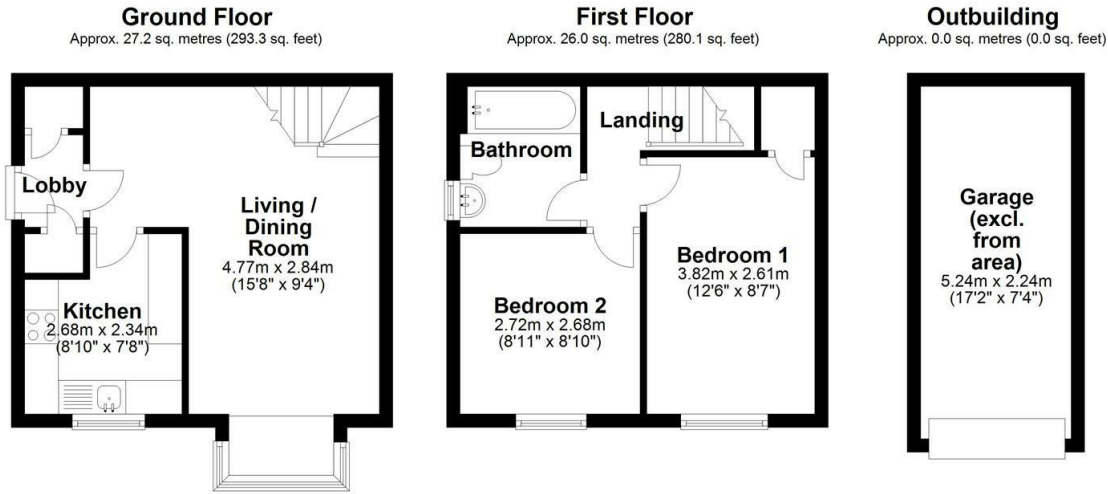
Outside there is a small front garden area. The property has an electric heating system, double glazing and a single garage.

What3Words: ///seats.prefer.vision

Agents note: The seller is a relative of a member of staff at Gray & Toynebee.



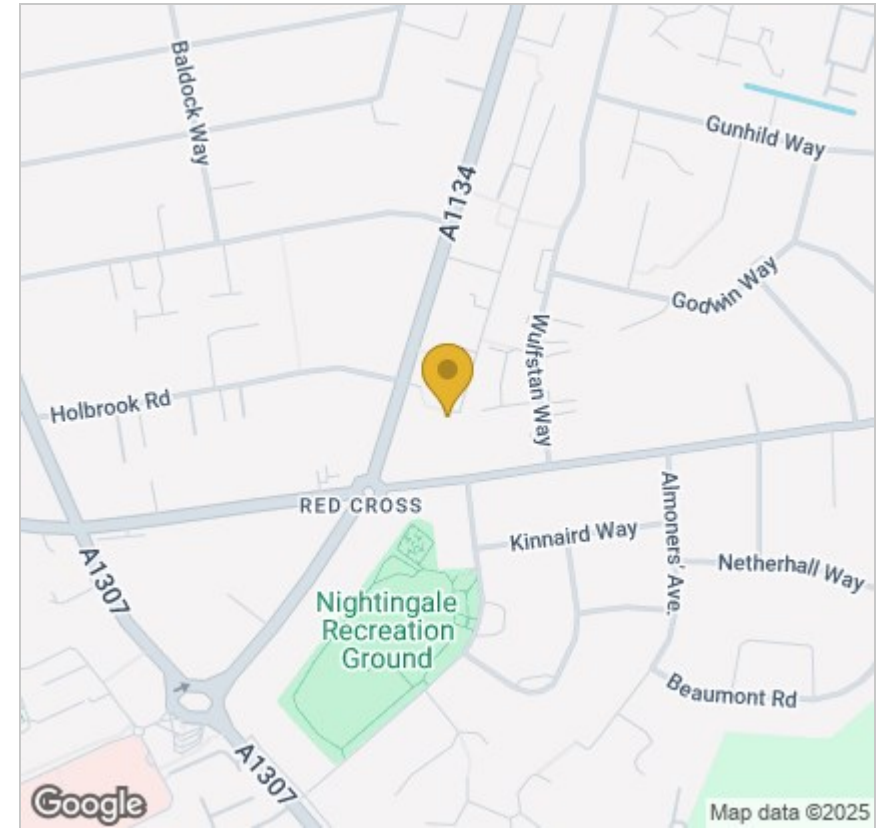
Floor Plan



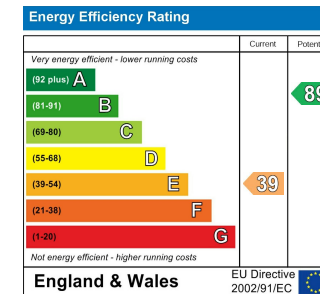
Total area: approx. 53.3 sq. metres (573.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

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