



HOLBROOK ROAD, CAMBRIDGE, CB1 7ST

- Cambridge City Centre – approx. 2.0 miles
- Cambridge Railway Station – approx. 1.2 miles
- Addenbrookes Hospital – approx. 0.9 miles

Accommodation measuring in excess of 1,100 sq.ft •
Incredibly well sought after location • Driveway parking
• Spacious rear gardens • Moments from Addenbrookes
Hospital • EPC rating D

DESCRIPTION

The ground floor features an entrance hall with stairs to the first floor and two useful storage cupboards. A door leads to the galley-style kitchen, fitted with a range of base and wall units, integrated appliances, and an inset sink. To the rear, a lobby provides access to a downstairs WC. The remainder of the ground floor includes two reception rooms — the dining room with a bay window and feature fireplace, opening into the sitting room with sliding doors to the rear garden.

Upstairs, there are three bedrooms — two doubles and a single, ideal as a study or nursery. A newly fitted, fully tiled bathroom includes a bath with shower over, vanity unit, WC, and heated towel rail.

A further staircase leads to the second-floor loft room, currently used as a guest bedroom. It features two rear-facing windows and offers excellent potential for formal conversion into a fourth bedroom or additional living space.

A WELL-PRESENTED AND SPACIOUS THREE-BEDROOM FAMILY HOME IN A DESIRABLE CAMBRIDGE LOCATION, CLOSE TO ADDENBROOKES HOSPITAL.



OUTSIDE

The property is approached via a gravel driveway with parking for two vehicles and a pathway leading to the front door. The rear garden features a generous terrace ideal for outdoor entertaining, with the remainder laid to lawn. Toward the back, there is a mature fruit tree, a garden shed, and well-stocked borders. Rear access is also available via a gate.

LOCATION

Holbrook Road is situated just off Hills Road in a highly sought after convenient south city location. There are a wide range of local amenities nearby including restaurants, multiplex cinema, the Cambridge Junction music/ theatre venue with Addenbrooke's Hospital also nearby. The property falls within the catchment area for excellent state schools: and two leading sixth form colleges. The independent Perse and Leys schools, Homerton College and Cambridge University Faculty of Education are within easy reach.

ADDITIONAL INFORMATION

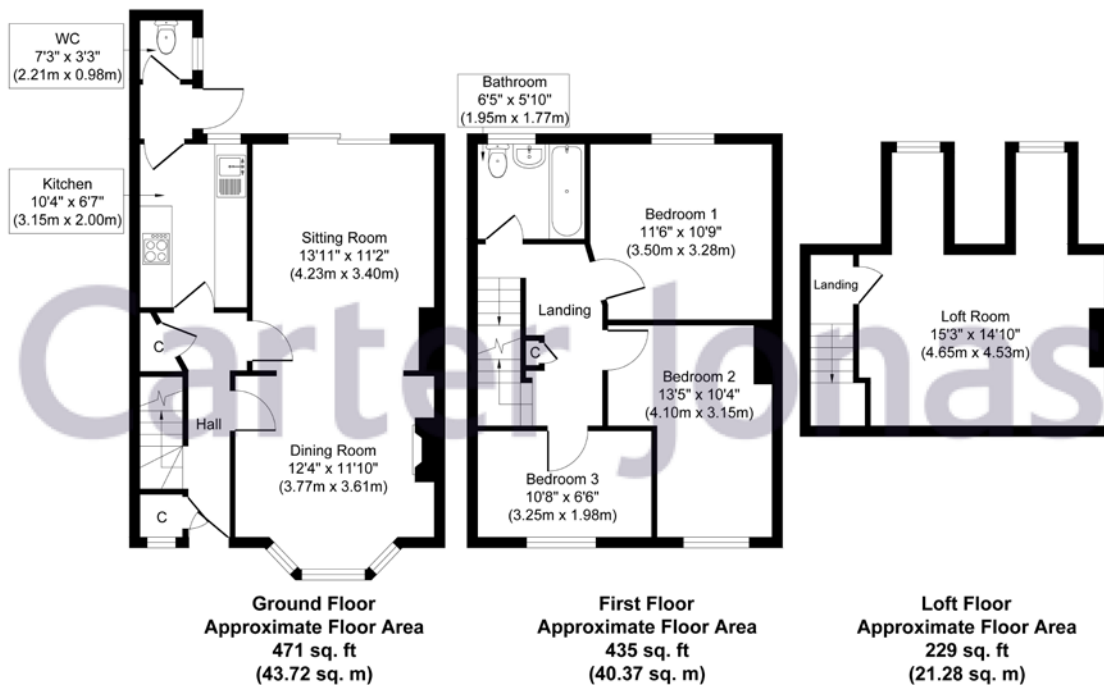
Tenure: Freehold

Services: Mains gas, water, electricity and drainage

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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