



138 Hobson Avenue, Cambridge, CB2 9BE
Guide Price £680,000 Freehold



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A CONTEMPORARY, THREE BEDROOM SEMI-DETACHED TOWNHOUSE, BEAUTIFULLY PRESENTED THROUGHOUT WITH THE ADDED BENEFIT OF A DOUBLE GARAGE AND SO CONVENIENTLY LOCATED FOR ADDENBROOKE'S MEDICAL CAMPUS, CAMBRIDGE CITY CENTRE AND THE M11.

- 3 double bedroomed, semi-detached townhouse
- Large well-equipped kitchen / dining room
- All Siemens integral appliances
- First floor lounge with generous terrace
- Ensuite to master bedroom
- Luxury four-piece bathroom
- Chain free

The property was constructed in 2016 and makes up part of the award winning Countryside scheme. The residence was designed with great emphasis on light and spacious accommodation with large picture windows throughout and beautifully appointed accommodation across three floors. The property further boasts an integral double garage and a generous first floor, terraced garden. The area is popular with those who work on the Addenbrooke's Medical Campus and with the new Cambridge South Railway Station opening in 2025. This will further elevate the popularity of this area.

The accommodation comprises a welcoming reception hall with stairs to the first floor accommodation with a number of storage cupboards and a cloakroom w.c. just off. The kitchen / dining room is a generous family space fitted with contemporary cabinetry, ample Silestone worksurfaces incorporating a breakfast bar and a host of integral Siemens appliances including an induction hob, double oven, microwave, extractor hood, dishwasher, fridge-freezer and washer-dryer. There is a door from the kitchen leading to the integral double garage beyond.

The first floor further boasts a sitting room with large full height windows and patio doors out to the decked, terraced garden and a master bedroom with fitted wardrobe cupboards and an ensuite shower room.

On the top floor, there are two large double bedrooms and a luxury four-piece family bathroom with both bath tub and separate shower cubicle.

The double garage is accessed via Pinnington Close immediately to the left of the property and has an electric up-and-over door, power and light are connected with a wall-mounted gas-fired central heating boiler and space for additional white goods if required.

Location

Trumpington is an eagerly sought after residential area under two miles from Cambridge City Centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

Agent's note

There is an annual service charge of £300 per annum for the maintenance of communal areas.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.
Council Tax Band - E

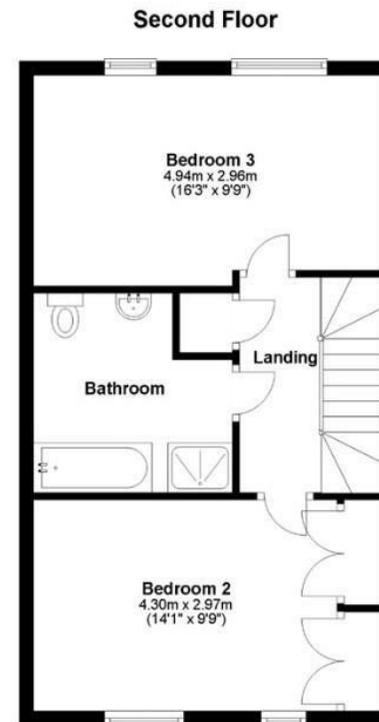
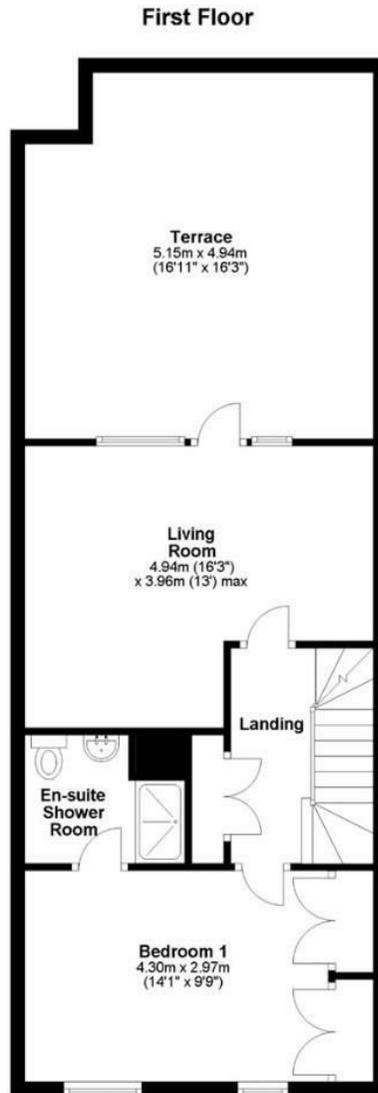
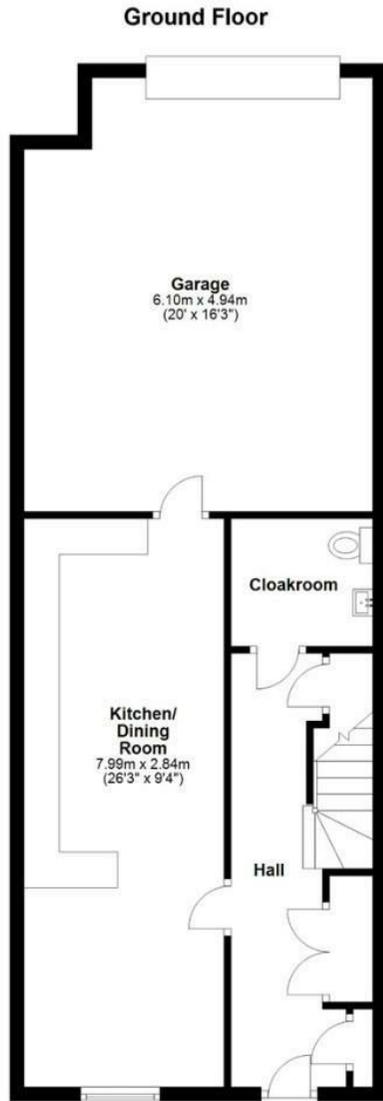
Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 128 sqm (1375 sqft) excluding garage and terrace

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	89
(81-91) B			
(69-80) C			
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

