



28 Hurrell Road, Cambridge, CB4 3RH  
Guide Price £500,000 Freehold



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**A WELL-PRESENTED SEMI-DETACHED HOUSE OF 1100 SQFT / 102 SQM WITH A GARAGE AND DRIVEWAY. THE PROPERTY ENJOYS A SIZEABLE CORNER PLOT IN A PLEASANT NEIGHBOURHOOD JUST OFF HISTON ROAD. NO CHAIN.**

- 1100 sqft / 102 sqm
- Garage and driveway
- 3 bed, 2 recep, 1.5 bath
- Gas-fired heating to radiators
- Council tax band - D
- Semi-detached house
- 323 sqm / 0.08 acre
- 1958
- EPC – D / 68
- No chain

This bright, three bed semi-detached house has been lived in by the current owner for over thirty years and has served as a fantastic home within this time. The property is very well cared for, yet the plot size offers exciting scope for further development, subject to the necessary consents.

On the ground floor is a welcoming entrance hall with built-in storage and stairs to the first-floor. The large, bay-fronted living room has a feature fireplace and archway leading through to an adjoining dining room, which has a sliding door and pleasant views over the rear garden. There is a modern refitted kitchen and utility area by Kitchensmiths, which has been fitted with an attractive range of units and houses a Worcester-Bosch condensing boiler.

Upstairs are three double bedrooms, a bathroom with a three-piece suite and a separate W.C. The landing provides access to a partially boarded loft with a pull-down ladder.

Outside, the front of the property has a driveway and access to a single garage with an electric up-and-over door via Tedder Way. Of particular note is the property's wonderful rear garden, which has been beautifully kept and benefits from sunshine throughout the day. There is a front garden, which has been mainly shingled for ease of maintenance and has a mature tree. The rear garden enjoys a superb degree of privacy and offers scope to extend. There is a personal door to the garage and secure side gate onto the driveway.

#### **Location**

Hurrell Road is situated to the north of the city and forms part of a popular and quiet residential area well placed for access to the Science Park, Cambridge North Station, guided busway, A14 and major commuter routes. There is local shopping around the corner on both Carlton Way and Histon Road, with schooling for all age groups in the area and in particular in the catchment area for Chesterton Village College which is Ofsted rated 'outstanding' and also provides sports facilities for the public.

#### **Agent's Note**

We understand that there is evidence of low grade asbestos tiles in the subfloor of kitchen, living room and dining room. They were called Marley tiles and were commonly used in house construction in the 1950/60's, including throughout this housing area.

#### **Tenure**

Freehold

#### **Services**

Main services connected include: water, electricity, gas and mains drainage.

#### **Statutory Authorities**

Cambridge City Council.  
Council Tax Band - D

#### **Fixtures and Fittings**

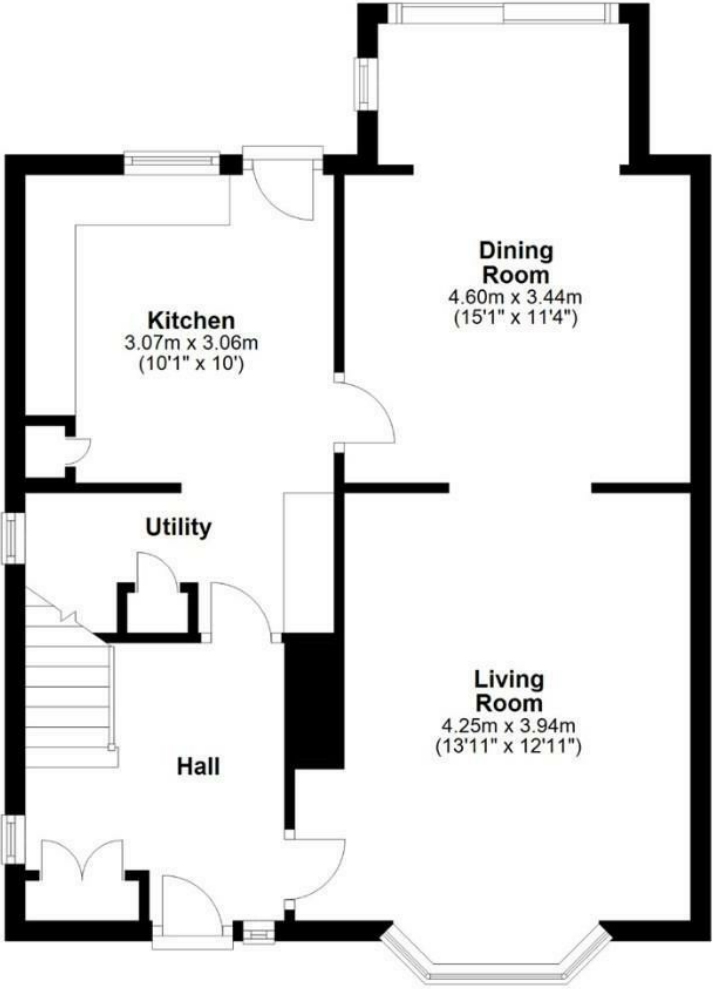
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

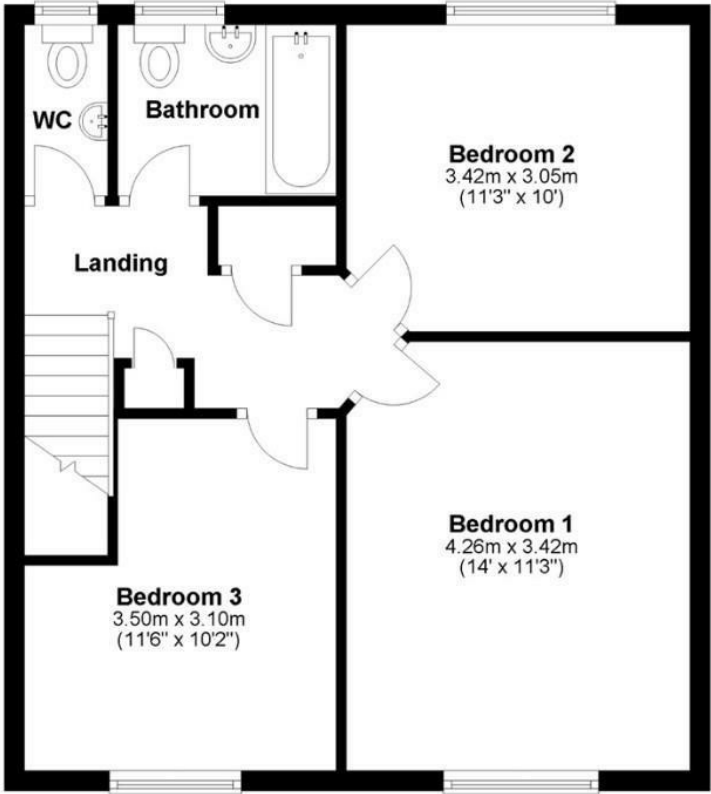
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



**Ground Floor**



**First Floor**



Approx. gross internal floor area 102 sqm (1100 sqft) excluding Garage

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 81                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 68      |                         |
| (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.

