



**HEMINGFORD ROAD**  
Cambridge

**Carter Jonas**

## HEMINGFORD ROAD, CAMBRIDGE, CB1 3BZ

- Cambridge Central Train Station - approx. 1.1 miles
- Cambridge Leisure Park - approx. 1.5 miles
- Addenbrooke's Hospital - approx. 2.5 miles

Excellent location • Good transport links • Local amenities nearby • Character property • Modern décor • EPC rating C

### DESCRIPTION

This beautiful 3-bedroom terraced property, located in central Cambridge is an ideal family home. Upon entrance to the property, you will find a well presented and spacious living area, a perfect space for cosy evenings.

The living room leads through to the dining area, with space for a large table and chairs along with added built-in storage units. The double glazed replacement sash windows (throughout) add to the character of the property and allows a generous amount of natural light to fill the room.

The stylish kitchen, with wooden flooring throughout, offers a good amount of storage units and lots of worktop space with spotlighting throughout as well as a built-in skylight giving a modern and light feel to the property.

The first floor consists of two generous double bedrooms and another single bedroom. With a family bathroom fitted with bath, low level w.c. and wash basin.

### OUTSIDE

There is access to the garden from both the side door in the kitchen and the rear double patio doors. The cleverly designed, approx. 80 ft, garden consists of a large patio area leading onto a well-maintained lawn which in turn, leads you to a snug seating area and garden studio. .

## CHARMING 3 BEDROOM PERIOD PROPERTY LOCATED IN THE HEART OF CAMBRIDGE.



The studio gives the opportunity for another area of your choosing, currently being used as an office with extra living space but could easily be converted into a gym or garden bar.

### LOCATION

Hemingford Road is a charming and sought-after location within the city, known for its charming surroundings, local amenities, and proximity to a range of convenient locations. The area boasts several grocery stores, including a large supermarket. Additionally, there are pharmacies, banks, and other essential services readily available in the nearby vicinity.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services connected

**Local Authority:** Cambridge City Council

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



## Hemingford Road

Approximate Gross Internal Area = 850 sq ft / 78.9 sq m

Garden Room / Office = 129 sq ft / 12 sq m

Total = 979 sq ft / 90.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	68	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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