



Beaumont Road, Cambridge, CB1 8PY  
£650,000 Freehold

**HOCKEYS**   
ESTABLISHED 1885

## SUMMARY

A well-proportioned and established, three-bedroom family home, situated within mature plot in the city centre; only 2.2 miles from the Cambridge Railway Station, providing quick access into London and surrounding villages. The home offers the perfect opportunity for modernisation throughout, meaning the next owner can really make it their own with the future in mind.

## INTERIOR

Upon entering through the front door you are welcomed by the naturally lit hall that leads to a downstairs WC, kitchen area and the large 'L' shaped living room/diner that is double aspect and looks onto the rear garden. Going through the ground floor further is a sunroom that has been extended to create a light and airy space with a shower room to the rear. Upstairs are three double bedrooms, the master and bedroom two both having built-in wardrobe storage and the bathroom providing a three piece suite.

## EXTERIOR

This fantastic home definitely has the outside to match; to the front is a shingle garden and parking for two cars with access to the garage. The rear garden is mainly laid to lawn and fully enclosed by fencing, various shrubs and bushes set to borders with a green house and garden shed.



## LOCATION

### KEY FEATURES

- Three Double Bedrooms • 2.2 Miles to Cambridge Station
- Potential To Extend (STPP) • Large Enclosed Rear Garden
- No Onward Chain
- Large 'L' Shaped Living Room/Diner
- Parking For Two Cars and Garage
- Sort After City Location





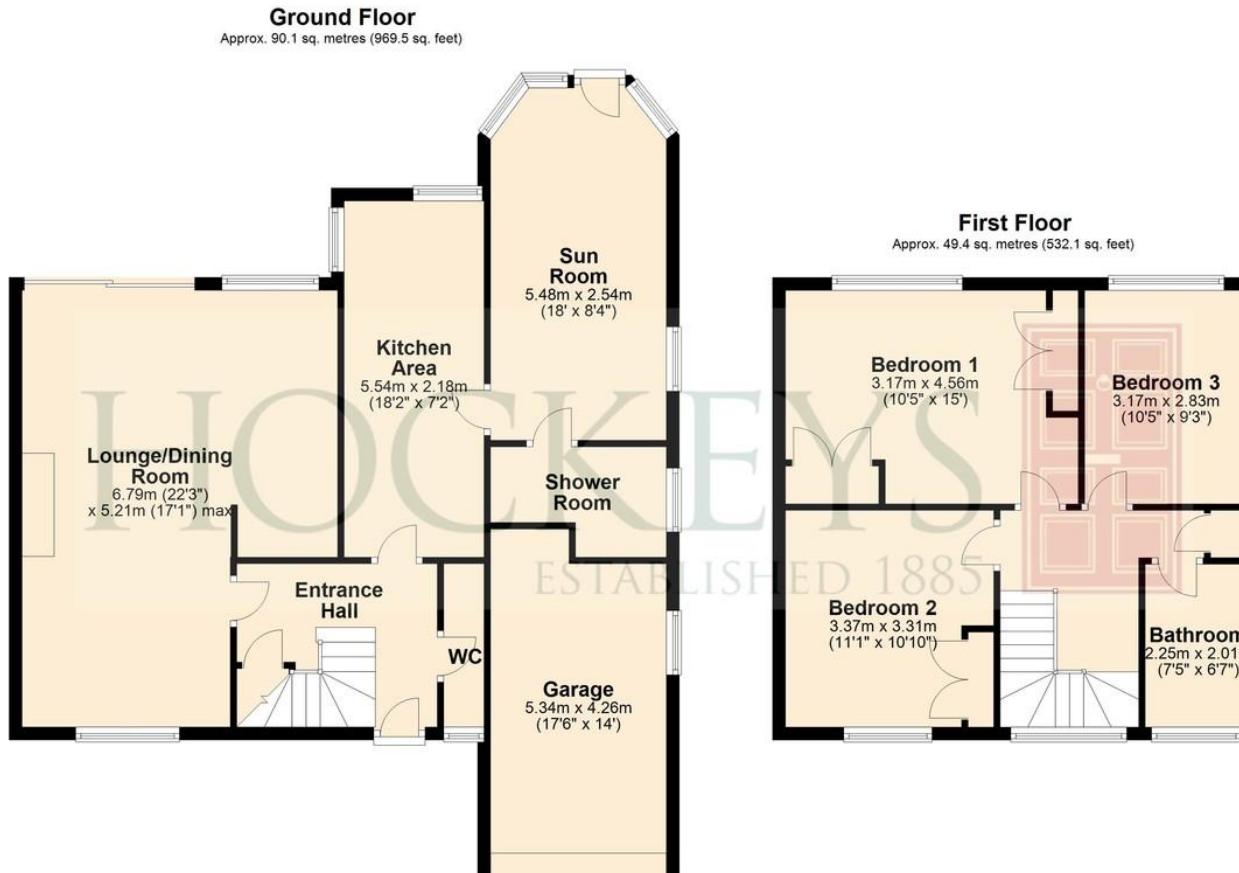
Cambridge has something for everyone with a diverse range of restaurants, shops, business and services from the small independent local companies on Mill Road to the global brand names in the grand arcade.

The same can be said for the landmarks and attractions our city has to offer from the Fitzwilliam Museum and vast collections of antiquities from Ancient Egypt, Greece and Rome, to punting on the River Cam under the mathematical bridge or strolling around Kings Chapel or the stunning Botanical Gardens.

Cambridge is a fine place to live with some of the best schools in the country, both independent and public.

Addenbrookes, the internationally renowned teaching hospital is here and the historic university speaks for itself. Additionally, with many of the major blue chip, biotechnological and pharmaceutical employers that are based here, it is hard to find a better place to call home.





## ADDITIONAL INFORMATION

**Local Authority**  
Cambridge City Council

**Council Tax Band**  
E

**Services**  
Mains gas, electricity and water

**Transport Links**  
Bus and Train

**Energy Rating**  
Energy Efficiency Rating TBC

**Tenure & Possession**  
Freehold

**Vendors Position**  
Chain Free, Probate

