



Radcliffe & Rust Letting Agents Cambridge are delighted to offer, to let, this well presented two bedroom mid-terrace home, ideally positioned on High Street in the ever-popular area of Cherry Hinton, Cambridge. Located approximately 3 miles south-east of Cambridge city centre, Cherry Hinton offers an excellent range of local amenities including supermarkets, independent shops, cafés and traditional pubs, all within easy walking distance. The property is conveniently situated close to Cherry Hinton Hall Park, with its attractive grounds, duck pond and open green spaces, and is just under 2 miles from Addenbrooke's Hospital and the Cambridge Biomedical Campus, making it ideal for professionals. Cambridge Train Station is approximately 2.5 miles away, providing direct services to London King's Cross and Liverpool Street, while the A14 and M11 are easily accessible for wider commuting. Well-regarded local schools include Queen Edith Primary School, St Bede's Inter-Church School and Netherhall School, along with Hills Road and Long Road Sixth Form Colleges. Offering strong transport links, excellent amenities and a vibrant community feel, this is a superb opportunity to enjoy convenient city living in a sought-after location.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer, to let, this beautifully presented two bedroom mid-terrace property, ideally positioned just off Cherry Hinton High Street. Recently modernised throughout, this charming home offers stylish interiors, generous living space and a low maintenance rear garden, all within easy reach of local amenities and transport links.

Upon entering the property, you are welcomed via a small porch area, ideal for coats and shoes, which leads through to the impressive open plan living and dining space. This bright and inviting room benefits from a wood-effect floor that flows seamlessly throughout the ground floor, creating warmth and continuity. Overlooking the front of the property, the living area is filled with natural light and offers ample built-in storage cupboards, combining character with practicality. There is generous space for both comfortable seating and a dining table, making it perfect for relaxing or entertaining.

To the rear of the property is the stylish kitchen, overlooking the garden. Finished in an on-trend forest green with oak worktops, the cabinetry provides a rich contrast against the neutral walls. A classic butler sink adds charm, and appliances including a dishwasher, washing machine and fridge/freezer, alongside an electric oven and hob. The tiled flooring is both practical and attractive, and a door provides direct access to the rear garden.

On the first floor, there are two well-proportioned double bedrooms, both freshly decorated and fitted with soft

carpeting and electric heaters for comfort. The master bedroom overlooks the front of the property, while the second bedroom enjoys views over the rear garden. Positioned between the two bedrooms is the modern bathroom, finished in crisp white with contrasting grey flooring. The suite comprises a W.C., hand basin, mirrored cabinet, and a bath with overhead shower and glass shower screen, complemented by tiled splashback detailing behind the bath.

Externally, the rear garden is designed for low maintenance living, laid mainly to gravel with space for outdoor seating. The garden also benefits from a washing line, side access gate and a useful storage shed. Finally, this property benefits from a single garage.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Lettings and Sales requirements in Cambridge and the surrounding areas.

Agent Notes

Available immediately on an initial 12 month agreement on an unfurnished basis.

Deposit £1,557

Council tax band C

There is a holding fee which equates to 1 weeks rent.
(Deductible from your first month's rent)

The formula for working out a week's rent is the following:

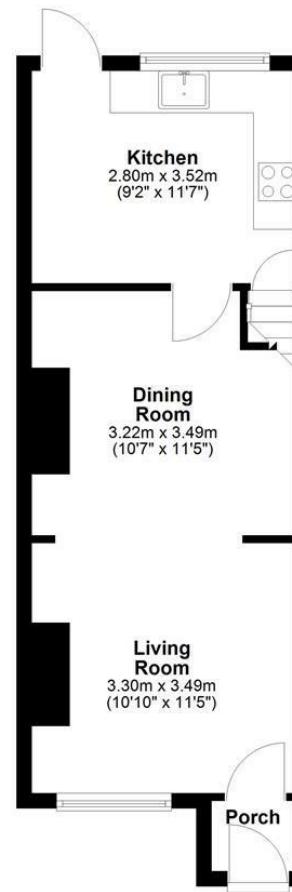
1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Ground Floor
Approx. 34.4 sq. metres (370.6 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.4 sq. feet)



Total area: approx. 67.5 sq. metres (727.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(49-54)	E		
(31-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

