



Radcliffe & Rust
Residential sales & lettings

74 Cavendish Road, Cambridge CB1 3AF
£2,200 PCM

Cavendish Road is ideally situated just off the ever-popular Mill Road — one of Cambridge's most characterful and cosmopolitan neighbourhoods. Known for its strong sense of community, Mill Road offers an eclectic mix of independent cafes, artisan bakeries, international food stores, pubs, restaurants, and boutique shops. Whether you're grabbing coffee at a local roastery, browsing second-hand books, or picking up fresh produce from a nearby greengrocer, the area is full of personality and charm.

Residents benefit from excellent access to both Cambridge city centre and Cambridge railway station, making it an ideal location for professionals and commuters. The area is also well served by local amenities including a Co-op supermarket, pharmacy, butchers, delicatessens, yoga studios, and health food stores — all within a short stroll.

Green spaces are also close by, with Coleridge Recreation Ground and Romsey Recreation Ground offering play areas, tennis courts, and space to relax. Families are well catered for, with highly regarded local schools and nurseries nearby.

Cavendish Road itself is a quiet residential road, made up mostly of attractive Victorian and Edwardian homes. It provides a peaceful residential feel while keeping you just moments from the lively buzz of Mill Road — the perfect balance of convenience, culture, and comfort.

This beautifully presented Victorian home offers a rare opportunity to rent a stylish and spacious property in one of Cambridge's most desirable and well-connected neighbourhoods. Thoughtfully updated throughout while retaining its period charm, the house blends classic features with modern design in a way that feels both elegant and welcoming.

The property is entered via a private front door into a bright and airy entrance hall, where original detailing hints at the character to come. At the front of the house, the bay-fronted living room is a standout — featuring high ceilings, detailed cornicing, and a working, traditional, fireplace. The neutral tones and warm materials create a calming and tasteful environment, ideal for relaxing or entertaining.

To the rear of the property, the layout opens into a spacious dining area and a well-appointed kitchen with clean lines and contemporary fittings. A breakfast room completes the ground floor — filled with natural light and providing a seamless connection to the rear garden through glazed doors.

Upstairs, the first floor continues to impress. The landing leads to a luxurious bathroom — an unusually large space for this style of home — featuring a four-piece suite including a roll-top bath, separate shower cubicle, basin, and WC. Next is a generous double bedroom overlooking

the garden, while the principal bedroom to the front of the house offers a bright, beautifully styled retreat, complete with fireplace and thoughtfully curated décor.

Outside, the rear garden is a true highlight. A large decked area provides plenty of space for outdoor dining and entertaining, with a lawn beyond framed by mature shrubs and planting — private, peaceful, and easy to maintain.

This is a home that will appeal to those looking for quality, character, and a prime location — perfect for professionals, couples or small families looking to enjoy all that Cambridge has to offer.

Agent notes

Council tax band: C - approximately £2,094.00 per annum

Parking: On street.

There is a reservation 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 Lonsdale Insurance Brokers LTD.



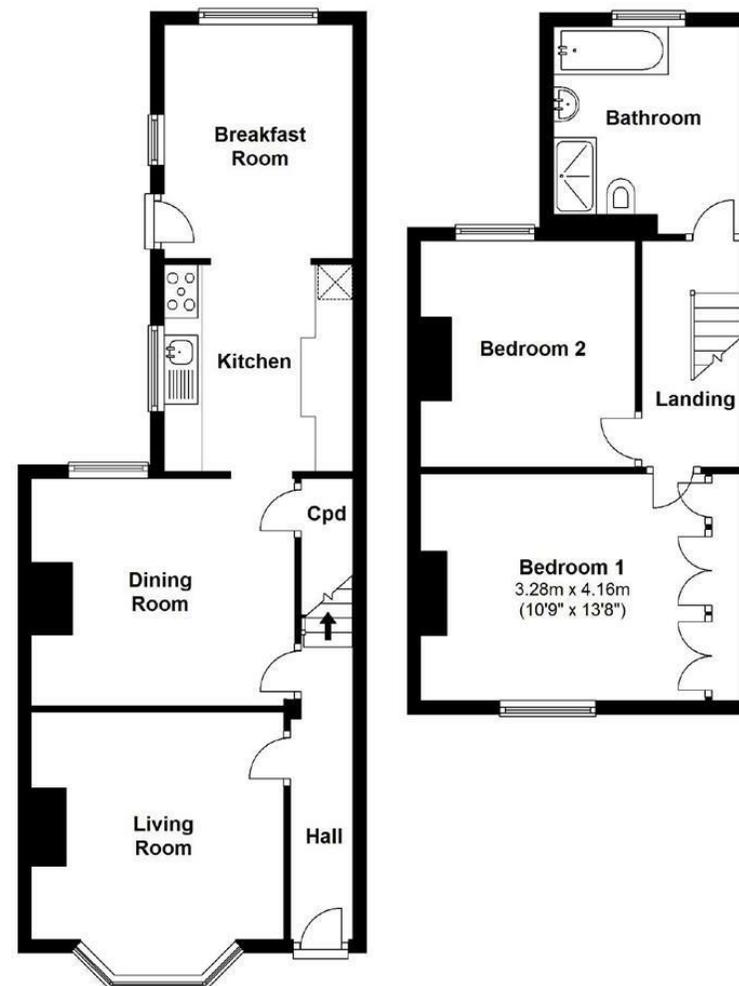


Ground Floor

Approx. 49.9 sq. metres (536.6 sq. feet)

First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 89.8 sq. metres (966.3 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		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

