

Radcliffe & Rust
Residential sales & lettings

55 Tamarin Gardens, Cambridge CB1 9GQ
£1,400 PCM

Radcliffe & Rust
Residential sales & lettings

Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX
T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Radcliffe & Rust are delighted to offer, to let, this attractive two-bedroom semi-detached house, situated in the popular residential area of Tamarin Gardens, Cherry Hinton, to the southeast of Cambridge city centre. The property enjoys a convenient location with an excellent selection of everyday amenities, schools, green spaces and transport connections nearby. Cherry Hinton High Street is approximately 0.5 miles away and offers a variety of independent shops, convenience stores, a pharmacy, Post Office, cafés, takeaways and public houses, while a Tesco supermarket is approximately 0.3 miles away. For families, Bewick Bridge Community Primary School is approximately 0.2 miles away, Cherry Hinton Primary School approximately 0.4 miles away, and The Netherhall School approximately 1.1 miles away. Those who enjoy the outdoors will appreciate nearby Cherry Hinton Hall Park, offering attractive green spaces, walking routes and recreational facilities. Addenbrooke's Hospital and the Cambridge Biomedical Campus are approximately 1.5–2 miles away, making the location particularly convenient for those working within the healthcare and research sectors. Cambridge railway station is approximately 2.1 miles away, providing direct services to London and connections further afield, while Cambridge's historic city centre is approximately 3 miles away, offering an extensive range of shops, restaurants, cultural attractions and leisure facilities. The area also benefits from regular bus services, established cycling routes and convenient access to the A14 and A11, making this an appealing location for professionals, couples and small families alike.

The property is approached via a pathway leading through the front garden to a sheltered entrance, with an attractive red-brick exterior, white-framed windows and a traditional pitched tiled roof.

The front door opens directly into the living room, providing a welcoming introduction to this well-presented two-bedroom home.

The living room is a comfortable and well-proportioned space, decorated in soft cream tones with white-painted woodwork and a neutral beige carpet that creates a warm and inviting atmosphere. A large front-facing window allows plenty of natural light into the room, while a radiator sits neatly beneath. The room provides ample space for comfortable seating and additional living room furniture, with the staircase rising to the first floor.

Moving through to the rear of the property, the kitchen/breakfast room offers a practical and colourful space, with an attractive range of fitted wall and base units finished in a distinctive deep terracotta red, complemented by light beech-effect edging and matching worktops. The kitchen's most striking feature is the vibrant tiled splashback, combining rich burgundy, warm orange and golden-yellow square tiles to create a cheerful contrast against the cream-painted walls.

The kitchen is equipped with a built-in electric oven, ceramic hob and stainless-steel sink with drainer and chrome mixer tap. A range of cupboards and drawers provides useful storage, while the worktops offer plenty of preparation space. The light-coloured flooring complements the cabinetry, and there is room for a small breakfast table, making this a convenient space for everyday dining. A window above the sink provides natural light, while a glazed rear door opens directly onto the garden, creating a pleasant connection between the indoor and outdoor spaces.

Returning to the living room, the staircase leads to the first-floor landing, where the neutral decorative scheme continues, with cream-painted walls, white internal doors and soft carpeting.

Bedroom one is positioned at the front of the property and is a generously proportioned double bedroom, featuring a particularly attractive projecting bay window that creates a bright and airy atmosphere. The room is finished in soft cream tones with a neutral beige carpet, providing a versatile backdrop for a range of bedroom furniture. There is ample space for a double bed, wardrobes and additional furnishings, while the bay window adds character and a pleasant outlook over the front of the property.

Bedroom two is situated towards the rear and is another well-presented room, decorated in matching cream tones with soft beige carpeting and white-painted skirting boards. The room offers flexibility for use as a bedroom, dressing room or home office, with space for freestanding furniture. A rear-facing window provides natural light and views towards the surrounding residential gardens.

Completing the first-floor accommodation is the modern shower room, finished in a stylish combination of white and charcoal-grey tones. The walls are predominantly tiled in glossy white, with occasional decorative grey patterned tiles adding subtle interest. A spacious walk-in shower area features a low-profile white shower tray, a clear glass screen and chrome shower fittings, complemented by practical corner shelving.

The shower room also includes a contemporary white WC and a washbasin set above a white double-door vanity cupboard, providing useful storage for toiletries and bathroom essentials. Dark charcoal-grey floor tiles create an attractive contrast against the lighter wall finishes, while a chrome heated towel rail adds a smart finishing touch. A large frosted window allows natural light into the room whilst maintaining privacy.

Outside, the property benefits from an attractive and enclosed rear garden, offering a combination of paved seating areas, a well-maintained lawn and established planting. Immediately adjoining the house is a generous patio finished in natural stone-effect paving slabs, providing an ideal space for outdoor furniture and dining during the warmer months.

Beyond the patio, a neatly maintained lawn is bordered by a paved pathway, timber fencing and an attractive red-brick boundary wall. Established trees and mature shrubs provide greenery and a pleasant garden setting, while colourful flowering plants add seasonal interest. A timber garden shed offers useful storage for gardening equipment and outdoor essentials, and a rotary washing line provides a practical addition.

In addition to the garden, the property benefits from a garage and an allocated parking space, offering the convenience of off-road parking alongside valuable storage space for bicycles and other belongings.

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

Agent notes

Available immediately, on an unfurnished basis
Deposit £1,615
Council Tax: 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



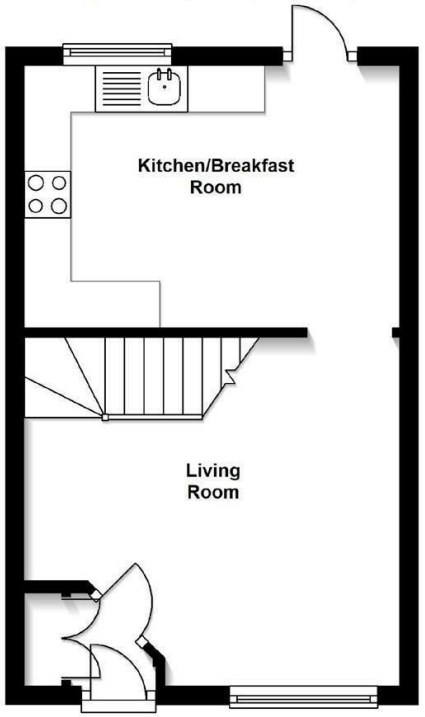






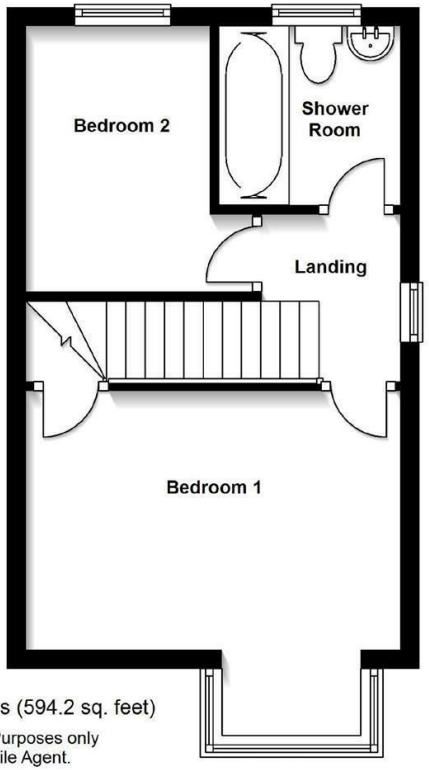
Ground Floor

Approx. 26.9 sq. metres (289.2 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



Total area: approx. 55.2 sq. metres (594.2 sq. feet)

NOT TO SCALE - For Guidance Purposes only
Plan produced using The Mobile Agent.

