



Hertford Street forms part of a popular residential area lying just north of the river, and falls within the city's conservation area. The property is within easy walking or cycling distance of Jesus Green, Midsummer Common, City centre and the Grafton Centre. Local shopping is available on Mitchams Corner, Victoria Road or Magdelene Street with both primary and secondary schooling available nearby. Cambridge railway station is about 2.5 miles away along with Cambridge North Railway Station also 2.5 miles away

Radcliffe & Rust Letting Agents Cambridge, are delighted to offer to let 98 Hertford Street, Cambridge, CB4. This property enjoys a fantastic location within easy walking distance of the beautiful historical buildings of Cambridge, the bustling city centre and the fantastic open space of Jesus Green is just a stones throw away.

Upon entering through the dark green front door, you are welcomed in to the property's living room. A large sash window floods the room with natural light and there is also a stunning feature log burner with marble hearth which creates a real feature in the room. Either side of the log burner there are shelves which could house a TV, books or other possessions. Through the doorway from the living room is the property's dining room. This room has a wealth of shelf storage and could easily split to create a home office as well as a dining area if required. The stairs to the first floor are also within this room and concealed by a door. At the rear of the ground floor is a fantastic modern galley kitchen. The grey shaker style cabinets and a dark stained wood worktop are set off perfectly against the marble style flooring, with under-floor heating. The kitchen also benefits from stainless steel coloured appliances including a cooker with built in grill, four ring gas hob, cooker hood, stainless steel sink, Miele washing machine and under cabinet fridge. There is also a door from the kitchen in to the rear garden.

Upstairs there is a small landing from which you can access both bedrooms. The master overlooks the front of the property and has been decorated in a crisp clean white. There is a built in cupboard in this room which could be used as a wardrobe if required. Bedroom two is a good sized double bedroom, has a number of shelves on one wall and built in wardrobe. The bathroom is directly accessed through bedroom two and has a W.C, heated towel rail, hand basin with a storage shelf above and bath with a large overhead fixed shower head and glass screen. The walls surrounding the hand basin and bath have floor to ceiling white metro style tiles.

Outside, there is a covered storage area, turfed rear garden and paved footpath to the rear gate. At the front of the property, there is on road permit parking available.

In summary, this property is a great example of a traditional home which has been lovingly modernised and would be the perfect home for professionals as well as a family.

Please call us today on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge.

#### Agents notes

Council tax band: D

Deposit: £2,076

Unfurnished

Sorry no pets, non smokers only please

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



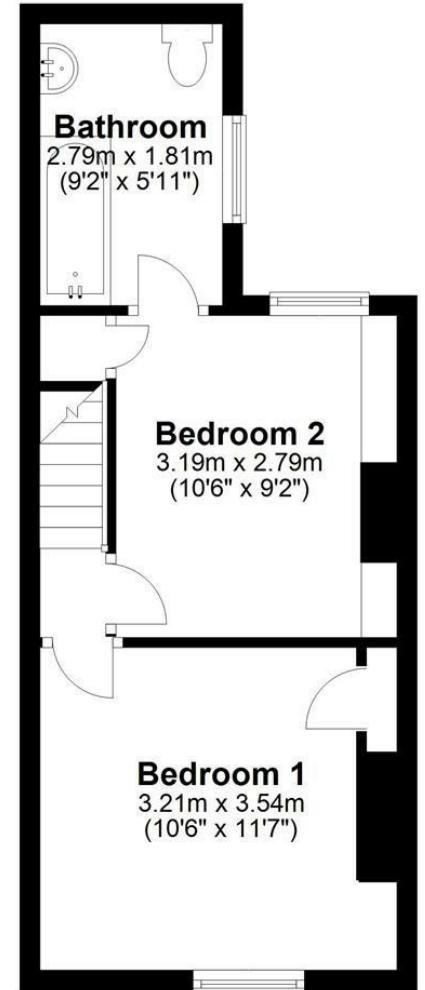
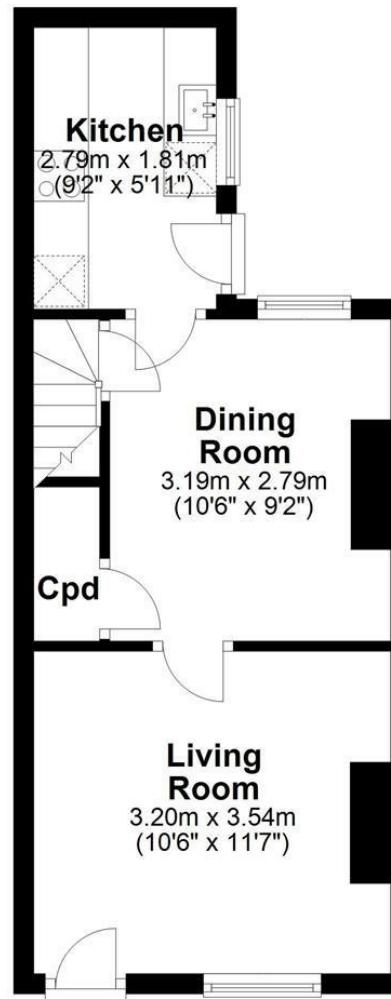


## Ground Floor

Approx. 28.2 sq. metres (303.8 sq. feet)

## First Floor

Approx. 28.3 sq. metres (304.2 sq. feet)



Total area: approx. 56.5 sq. metres (608.0 sq. feet)



		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(59-54) E			
(31-38) F			
(1-26) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

