



Radcliffe & Rust
Residential sales & lettings

30 Acrefield Drive, CB4 1JP
£1,700 PCM

Acrefield Drive, Cambridge CB4 is a light and spacious three bed mid terraced property, and is available to rent from April 2025. Located just north of the river in Cambridge City the property offers entrance hall, open plan lounge/dining room, kitchen with white goods, three good sized bedrooms and main bathroom. Outside you find an enclosed rear garden and gravelled front garden. The property is just round the corner from Ferry Cutter bridge offering easy cycle and pedestrian access over the river directly into the centre of town. Call us now to arrange your viewing.



Entrance hall

With double glazed door to front aspect, radiator and door to:

Lounge

14'11" x 11'8" (4.55 x 3.58)

With double glazed window to front aspect and radiator.

Dining area

12'0" x 7'6" (3.68 x 2.31)

With double glazed patio door to rear aspect leading to garden and radiator.

Kitchen

11'8" x 6'11" (3.56 x 2.11)

Fully fitted kitchen with matching wall and base units, a range of worktops over with inset single sink and drainer unit, tiled splashback, new electric oven and hob with cookerhood over, washing machine and new fridge and separate freezer, gas fired central heating boiler and large understairs storage cupboard. There is also a double glazed window to rear aspect overlooking the enclosed rear garden.

First floor

Landing

With stairs rising from entrance hall, loft access and airing cupboard.

Bedroom one

13'10" x 8'0" (4.22 x 2.46)

With double glazed window to front aspect and radiator.

Bedroom two

10'4" x 7'4" (3.15 x 2.26)

With double glazed window to rear aspect and radiator.

Bedroom three

10'4" x 7'3" (3.15 x 2.21)

With double glazed window to rear aspect and radiator.

Bathroom

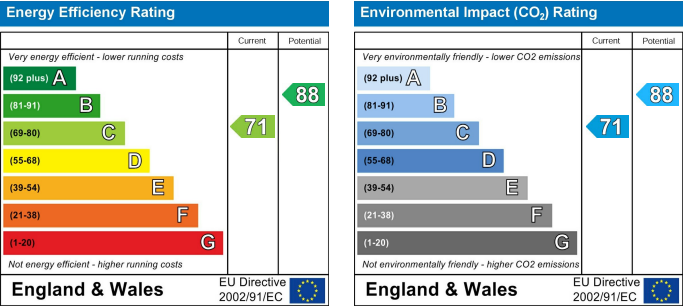
Three piece suite comprising bath with mixer taps and shower attachment over, low level W.C, wash hand basin, shaver point, extractor fan, radiator and obscured double glazed window to front aspect.

Outside

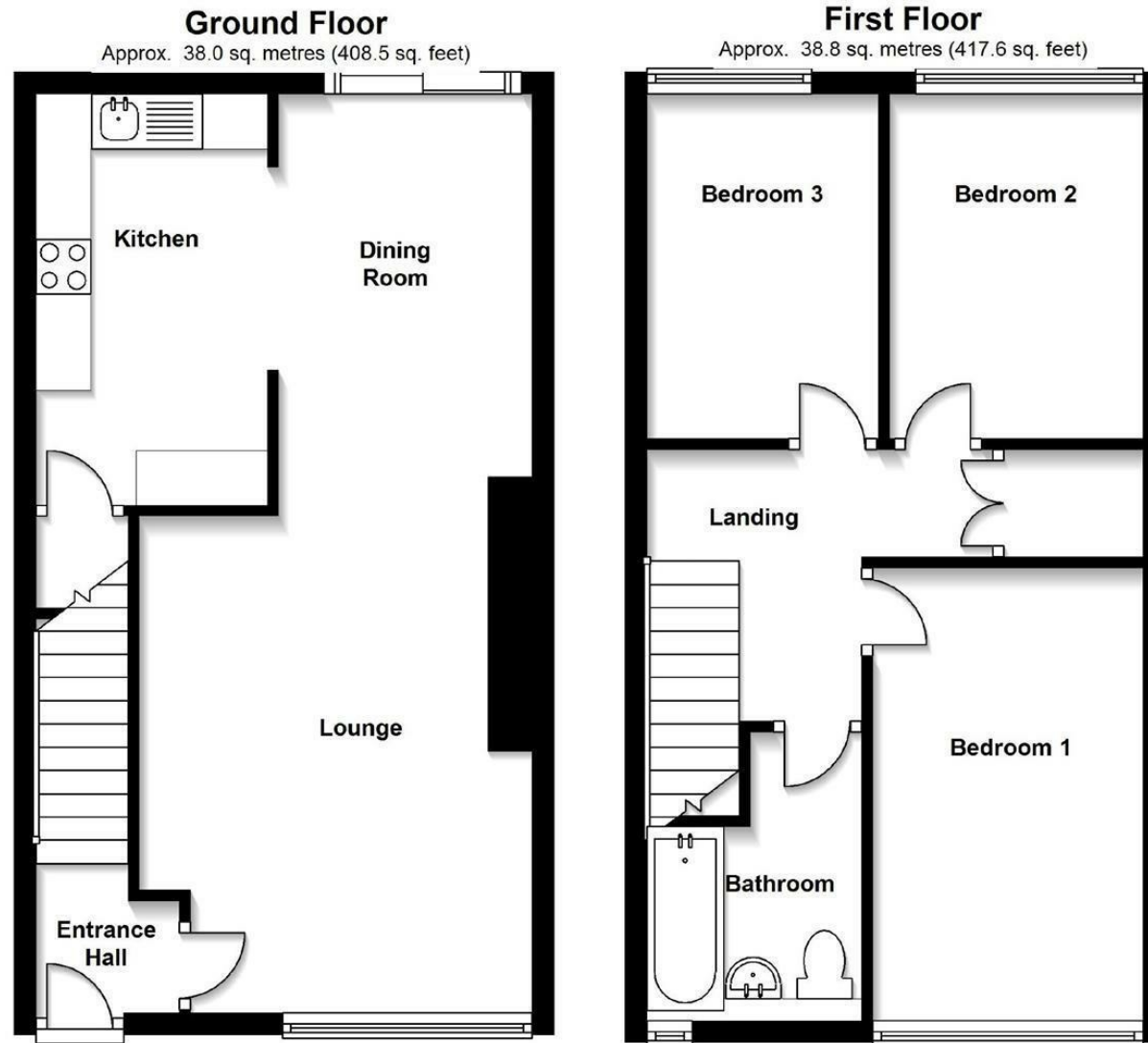
Enclosed rear garden with raised patio area, lawn area, paved pathway, timber fencing, gated rear access, outside tap and brick built storage shed.
The front garden is mainly gravelled with a hard standing pathway leading to the front door.

Agent notes

Available from April 2025, on an initial 12 month agreement on an unfurnished basis.
Deposit £1,961.00 Council tax band C, approx £1,324.00 per annum. 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







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