



Radcliffe & Rust Letting Agents Cambridge, are delighted to present to the market Camside, Cambridge, CB4. Situated close to Chesterton High Street, Camside is approximately two miles from the City Centre, well placed for access to Cambridge Science Parks, ten minutes from Cambridge North Railway Station and is close the A14, which links with the major road networks. There is also the recent addition of a cycle lane throughout Chesterton and there is a regular bus service to Addenbrooke's and the City itself. There is pedestrian access via the towpath to the River Cam, Stourbridge Common and City Centre. Chesterton benefits from a wealth of local amenities and the property falls into the catchment of Shirley Community Primary School & North Cambridge Academy for secondary education. Chesterton offers an excellent range of local facilities, including a good variety of shops.

Radcliffe & Rust Letting Agents Cambridge, are delighted to offer to let this four bedroom detached property in Camside, CB4. Close to Chesterton High Street and Cambridge city centre, this property offers spacious rooms in a fantastic location.

The property is located in a quiet position close to the end of a residential cul-de-sac and upon approaching the property, there is a front garden with a private driveway large enough for one vehicle. Once inside, there is a porchway with freestanding shoe storage which follows into a hallway with stairs leading to the first floor. Next to the front door is the downstairs cloakroom with W.C. and hand basin. The kitchen is opposite the cloakroom and overlooks the front of the property. The kitchen has wooden coloured wall band base units with a five ring gas hob, cooker hood, built-in microwave, grill, electric oven, integrated full height fridge / freezer and dishwasher. There is space within the kitchen to have a small dining table or freestanding breakfast bar if required. To the rear of the property is the open plan living and dining room. This vast space is partly the original house and partly an extension and has large sliding doors and Velux windows which make the space bright and inviting. Within the room there is an L-shaped cream leather sofa, dining table for eight people while still having ample space for additional furniture if required.

Upstairs, there is a large landing. To the left hand side at the top of the stairs are bedrooms two and four. Bedroom two has a double bed, side table and two freestanding open wardrobes. Bedroom four is perfectly laid out for a nursery with matching wardrobe, changing unit, shelving units and a single bed all in a pine wooden colour. The family bathroom is positioned centrally between all of the bedrooms and has a stainless steel heated towel rail, vanity sink with under cupboard storage, W.C. and bath with overhead shower. Bedroom three overlooks the rear of the property and has the added bonus of built-in wardrobes with sliding doors as well as a desk / dressing table, chest of drawers and shelving unit. Bedroom one is flooded

with light thanks to two windows and has a double bed with adjoining bedside tables, wardrobe with double sliding doors and storage cabinet.

Outside the rear of the property, there is a garden laid to lawn with mature conifers at the back of the garden. Within the garden there is a shed and immediately outside the sliding doors is a decked area perfect for entertaining. The garden also has gated side access. To the front of the property, in front of the driveway, there is an integral single garage with remote control electric door. The garage also has a useful personnel door that leads to the side passage and in turn the rear garden.

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.

Agents notes

Available from end of October/ November, on an initial 12 month agreement on a furnished basis.

Deposit £3,000

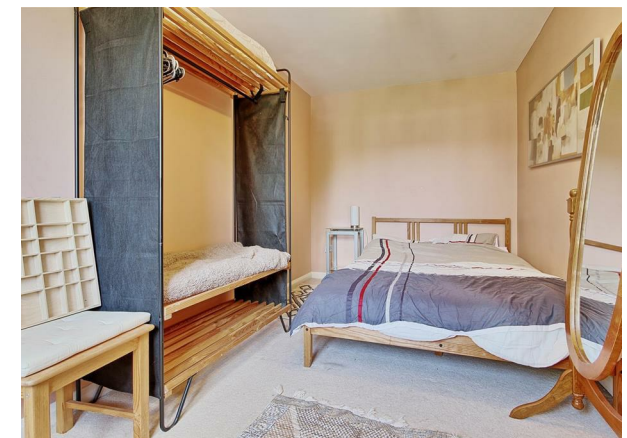
Council tax band E, approx £2,599 per annum.

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.

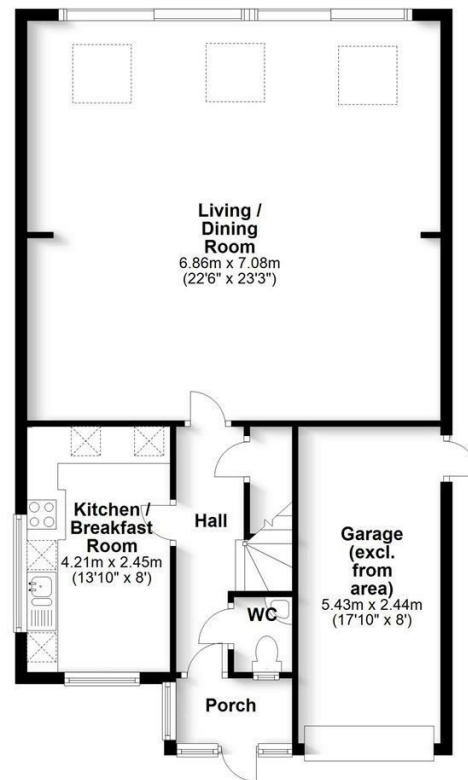
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





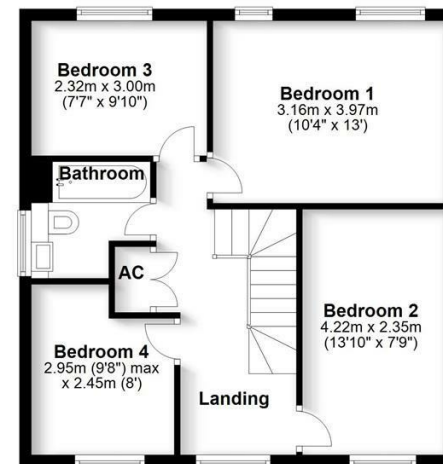
Ground Floor

Approx. 70.1 sq. metres (754.1 sq. feet)



First Floor

Approx. 52.5 sq. metres (565.2 sq. feet)



Total area: approx. 122.6 sq. metres (1319.3 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 (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	83
	71
England & Wales EU Directive 2002/91/EC	

