Radcliffe & Rust
Residential sales & lettings

14 Birdwood Road, Cambridge CB1 3SU

£1,950 PCM

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Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this charming semi-detached house located on the desirable Birdwood Road in Cambridge. Located close to Cherry Hinton Road and the A1134 on the south east side of the city, the property offers a recently refurbished interior, off road parking and a private rear garden. The ever popular Cherry Hinton Hall is also close by, which has extensive grounds, a duck pond and children's play areas. Addenbrooke's Hospital, the city centre and the train station are all within easy reach, whilst popular local schools include Queen Edith's Primary School and St. Bede's and Netherhall Secondary School and Long Road and Hills Road Sixth Form Colleges for further education.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this fantastic 1930's semi-detached property in Birdwood Road, Cambridge. Situated in the ever popular CB1 postcode, the property is located close to the heart of Cambridge and offers the perfect blend of city living and suburban tranquillity.

Upon approaching the property, you are welcomed by a traditional 1930's facade with a double bay window and off road parking for one vehicle. There is also a grassed area forming part of the front garden which is set behind a hedge. Immediately next to the property, there is a gate leading to the side of the property which could offer storage for bikes and other items if required. Once inside, you are welcomed into a freshly decorated hallway with dark wooden laminate flooring and stairs leading to the first floor. Under the stairs, there are two useful storage cupboards with the meters in one cupboard and a window in the larger storage cupboard. On the left hand side of the hallway there is a doorway which leads to the living and dining rooms. The wall between these spaces has been cleverly removed to create a large open plan, dual aspect space. The living room overlooks the front of the property and enjoys the large bay window flooding the space with light whilst the dining end of the room has sliding doors leading to the rear garden.

The kitchen is also accessed from the hallway. In a galley style set-up, the kitchen has an under counter fridge and separate under counter freezer, dishwasher, stainless steel sink and drainer, double oven with grill, four ring gas hob and cooker hood above and washing machine. The kitchen consists or dark blue wall and base units with a contrasting light coloured worktop. Immediately next to the kitchen, there is a conservatory which overlooks the rear garden and accesses the rear garden via a half glazed door. This area could be used as a sun room, office space or exercise space if required. At the end of the conservatory there is a downstairs cloakroom with W.C. and hand basin.

On the first floor, there are three bedrooms and the family bathroom. The stairs have been newly carpeted and the same dark wood laminate flooring has been used on the first floor as the ground floor. The first room you come to on the righthand side of the landing is the newly installed W.C. With floor to ceiling grey tiles, the W.C. is separate to the family bathroom but directly next door. The family bathroom has a bath with overhead shower, hand basin and light up mirror above with marble style tiles. Next to the family bathroom is bedroom one. With ample built-in storage with grey slatted doors, the master bedroom overlooks the rear of the property and is a great size. Next to bedroom one is bedroom two. Another great sized double, this bedroom overlooks the front of the property and benefits from the same bay window as the living room on the ground floor. Bedroom three is a single room which could also be used as a nursery, office or exercise space if required.

To the rear of the property there is a private rear garden mainly laid to lawn with a paved patio area directly outside the property making the perfect place to relax and entertain al fresco.

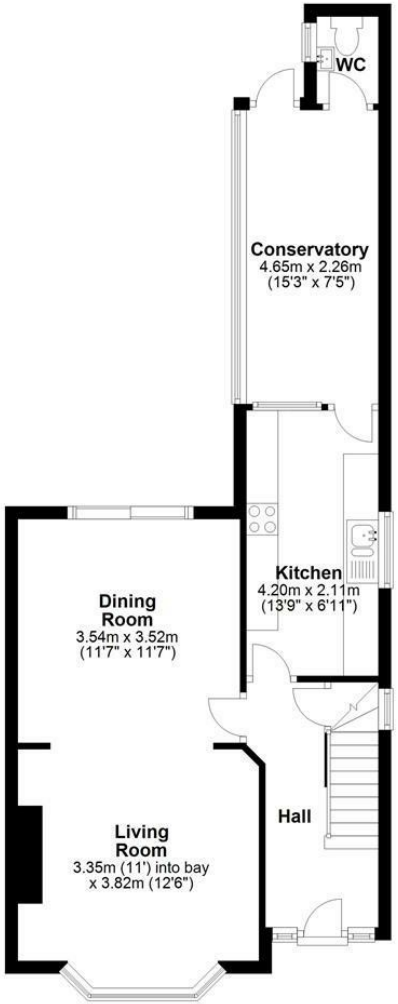
Please call us on 01223 307 898 to arrange a viewing and for all of your residential sales requirements in Cambridge and the surrounding areas.

Agents notes

Deposit £2,250.00
Council tax band D
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

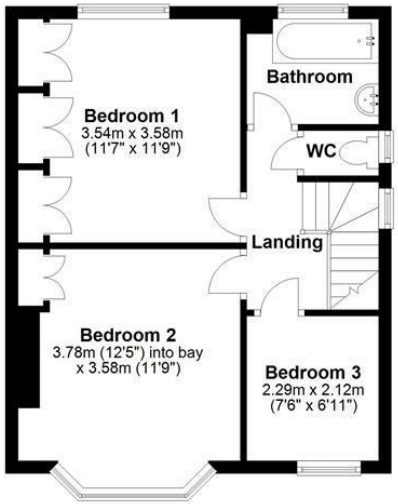
Ground Floor

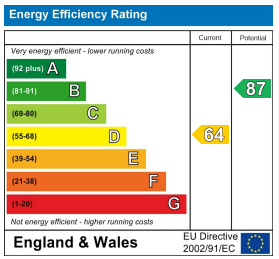
Approx. 55.0 sq. metres (592.2 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 95.7 sq. metres (1030.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.