Radcliffe & Rust
Residential sales & lettings

2 Gayton Close, Trumpington CB2 9JY
£1,650 PCM

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A stunning terrace house on a quiet terrace on the South side of the city. The landlord has recently finished renovating the property and it now benefits from recently fitted kitchen and bathroom as well as being fully redecorated and new flooring throughout. Available for occupancy 28th October 2023 and only a few moments from Addenbrooke's hospital. Internal accommodation compromising of entrance hall, living room and kitchen/breakfast room on the ground floor. On the first floor you will find three bedrooms and the main bathroom. Outside the property benefits from an enclosed rear garden and an en-bloc garage.

Ground floor

Entrance hall
With door to front aspect, radiator and smoke detector. Internal door leading to:

Living room
12'4" x 12'4" (3.76 x 3.76)
With window to front aspect, television point, telephone point, radiator, electric fireplace, understairs storage cupboard

Kitchen/Dining room
15'2" x 10'8" (4.62 x 3.25)
Fitted kitchen with matching wall and base units, worktops over with inset single sink and drainer unit, tiled splashback, electric oven, electric induction hob with cookerhood over, dishwasher, washing machine, fridge/freezer, gas fired combination boiler, dining area, two windows and a door to rear aspect leading to garden.

First floor

Landing
With stairs rising from entrance hall, storage cupboard, smoke detector and access to loft.

Bedroom one
11'4" x 9'6" (3.45 x 2.90)
With window to front aspect, telephone point and radiator.

Bedroom two
12'0" x 8'10" (3.66 x 2.69)
With window to rear aspect and radiator.

Bedroom three
8'10" x 5'7" (2.69 x 1.70)
With window to front aspect, storage cupboard and radiator.

Bathroom
6'4" x 6'1" (1.93 x 1.85)
Part tiled suite compromising of bath and mixer tap and shower over, low level W.C. Wash hand basin, radiator and obscured window to rear aspect.

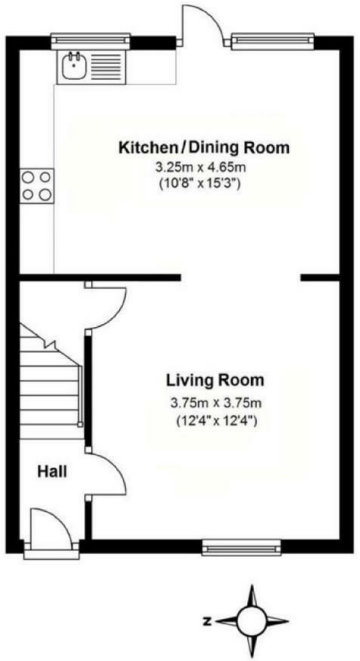
Outside
To the rear of the property there is an enclosed rear garden with timber fencing and gated rear access. Mainly laid to lawn with planted borders. To the front of the property there is a small area laid to lawn and pathway leading to the front door. There is also the added benefit of an en-bloc garage to the side of the property.

Agent notes
Council tax: Band D = £1,567. Non smokers only please. Sorry no pets. Deposit £1,950.

Fees
Deposit £1,903
Initial 12 month agreement
Available from the 28th October 2023
Council tax band D: Approx £1,928 per annum
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 Lonsdale Insurance Brokers LTD.

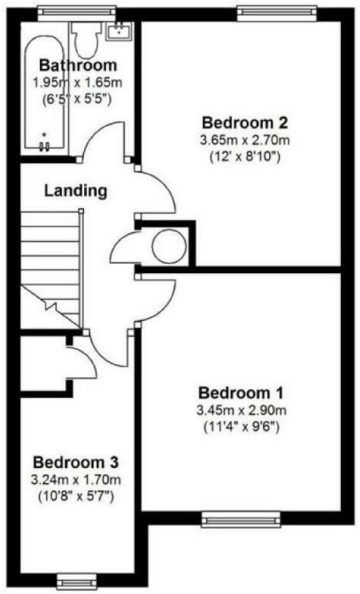
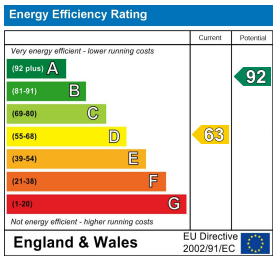
Ground Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 67.1 sq. metres (722.7 sq. feet)