



Radcliffe & Rust
Residential sales & lettings

10 Anglers Way, CB4 1TZ
£1,700 PCM

No more than 2 sharers

Anglers Way, Cambridge is a spacious and well presented three bedroom semi-detached house. The property is located in a quiet residential area providing easy access to the Science Park, A14 and City Centre. The accommodation comprises entrance hall, cloakroom, sitting/dining room, kitchen, conservatory, three bedrooms and family bathroom. The property benefits from gas fired central heating, double glazed windows, front and rear gardens, driveway providing off street parking and single garage.



Radcliffe & Rust are delighted to offer to let this well-presented three-bedroom semi-detached home, tucked away in the ever-popular Angler's Way, Cambridge. Situated in a quiet residential area with good access to the city centre, local schools, and transport links, the property offers a great blend of space and practicality, making it ideal for families and professionals alike.

On arrival, the property welcomes you with a small front garden and an entrance hall that sets the tone with its bright and airy feel. As you first enter, to the left you will find a WC. To the front of the house is a comfortable living room, consisting of hard flooring throughout, with a large window drawing in plenty of natural light. This inviting space provides the perfect setting for relaxing with family or friends.

At the rear, the dining room enjoys views and direct access to the conservatory via sliding patio doors. With wooden-style flooring and neutral walls, the room is a versatile space that can easily host family meals or serve as a playroom or home office. Beyond lies a practical kitchen, fitted with units and worktops, offering good storage and workspace.

Upstairs, the property boasts three bedrooms. The principal bedroom, located overlooking the rear, is a well-proportioned double. The second bedroom, another generous double, overlooks the front garden, while the third bedroom is a cosy single, perfect for a child's room, guest bedroom or study. The family bathroom completes the first floor, fitted with a bath and shower over, hand basin, WC, and a window for natural light and ventilation.

Outside, the property benefits from a long rear garden, mainly laid to lawn with mature shrubs and borders. A brick-built outbuilding provides useful storage or workshop space, while the garden itself offers ample room for outdoor seating, play, or simply enjoying the sunshine.

In summary, this is a bright and practical home in a sought-after location, offering versatile living space inside and out.

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

Agent notes

Available 17th October 2025, on an initial 12 month agreement on an unfurnished basis.

Council Tax Band D

Deposit £1,961

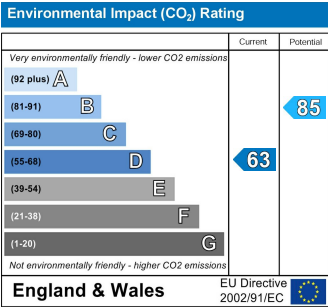
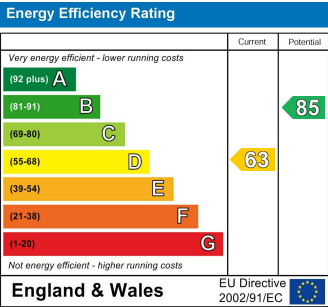
Sorry no pets. Non smokers only please.

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.

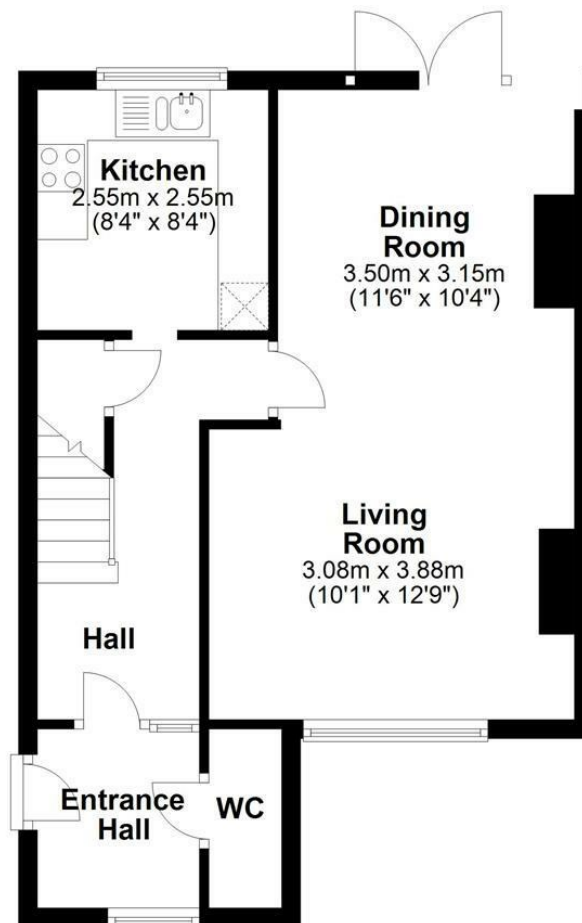
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





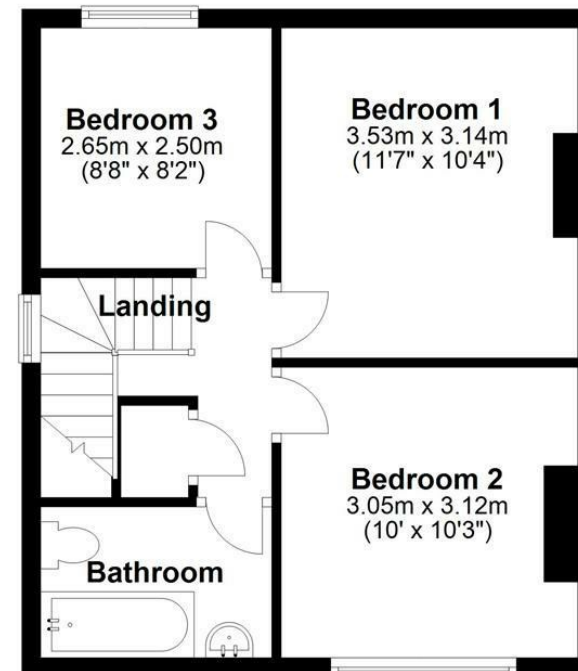
Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Total area: approx. 81.9 sq. metres (881.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.