



Radcliffe & Rust Estate Agents are delighted to offer to let, this attractive Victorian terraced property in Vinery Road, Cambridge, CB1. Positioned almost equidistant between Mill Road and Coldhams Lane, the property enjoys a fantastic location close to amenities including the large Sainsbury's store on Coldhams Lane, the Beehive Centre and Newmarket Road retail park which offer great retail outlets and eateries as well as a doctors surgery and pharmacy on Mill Road to name but a few. The property is also fantastically placed to access Addenbrookes Hospital (which is 2.3 miles by cycle, around 13 minutes), Cambridge train station (which is one mile by cycle, around 7 minutes cycle) and ARM Ltd (which is 1.9 miles by cycle, around 12 minutes). The property's catchment primary school is St Philips CofE aided primary (which is 0.2 miles from the property, around 5 minutes walk) and the catchment secondary school is Coleridge Community College (which is 0.6 mile from the property, around 11 minutes walk). The property is offered on an initial 12 month tenancy on an unfurnished basis.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this fantastic three bedroom terraced property on Vinery Road, Cambridge, CB1. This Victorian property is packed with period charm including original fireplaces and offers an enviable position close to the city centre and Cambridge train station.

The property is accessed via the footpath made from original tiles which leads to the front door and immediately outside the property there is a paved front garden. Once inside, there is a hallway with stairs leading to the first floor and original moulding to create the curved arch overhead. On the left hand side, there is a doorway leading into the dining room which is open with the living room at the front of the property. The dining room has an original cast iron fireplace, a built-in tall cupboard and French doors leading to the rear garden. The space is large enough to seat 6 - 8 people at a dining table. The dining and living room have been opened up to create an open plan space with the living room overlooking the front of the property. The room is flooded with light thanks to the large bay window and also enjoys an original fireplace. At the rear of the property is the kitchen and bathroom. The kitchen is a galley style with white shaker style units and a light coloured worktop, set off by white metro tiles on the walls. Within the kitchen there is a butler sink, freestanding range style oven with hob, integrated dishwasher and full height SMEG fridge freezer. The bathroom is positioned at the back of the property and has a bath with dual head rain shower, basin with under cupboard storage and W.C.

Upstairs on the first floor, there are three bedrooms. The first bedroom you come to at the top of the landing is bedroom three. Overlooking the rear of the property, this property has exposed wooden floorboards and can comfortably fit a single bed and additional furniture. Bedroom two is located next to bedroom one. This double bedroom also overlooks the rear of the property and has an original cast iron fireplace with alcoves either side of the chimney breast. The master bedroom overlooks the front of the property.

This room is flooded with light thanks to the three windows and also has a feature original cast iron fireplace with tiled hearth.

To the rear of the property, there is a private garden. Immediately next to the property, there is a paved patio area perfect for al fresco dining and entertaining and the rest of the garden is laid to lawn. At the end of the garden is a wooden shed and gate leading to the rear of the property.

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 on an initial 12 month agreement on an unfurnished basis.

Council tax band: D

Deposit £2,653

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:

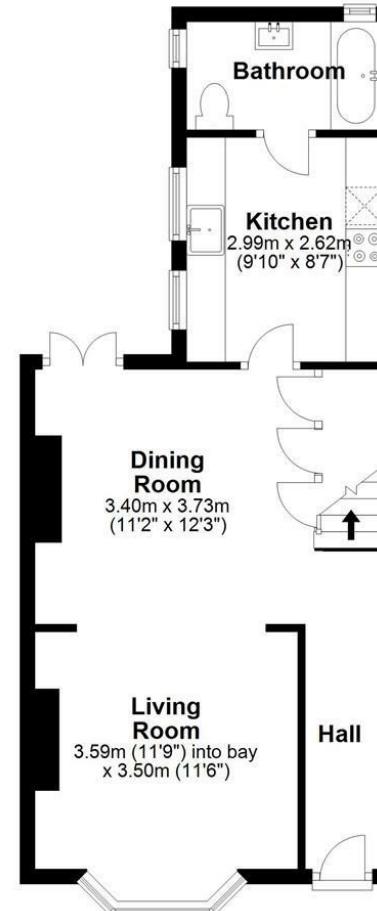
1 month's rent \* 12 / 52 = 1 week's rent.

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

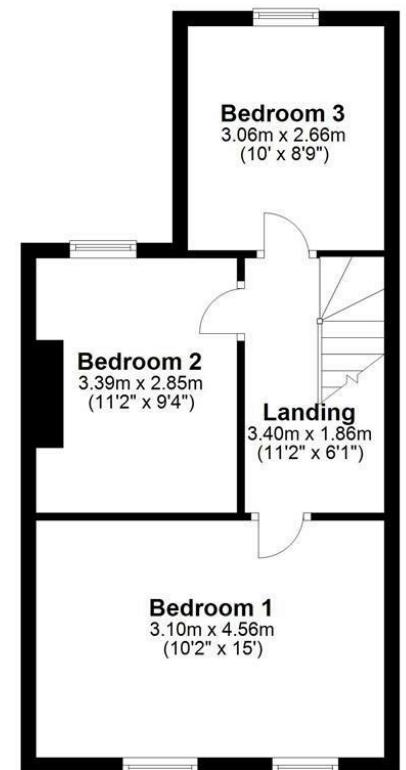




**Ground Floor**  
Approx. 43.0 sq. metres (462.6 sq. feet)



**First Floor**  
Approx. 39.3 sq. metres (423.1 sq. feet)



Total area: approx. 82.3 sq. metres (885.7 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	84
(91-91)		B	72
(89-80)		C	
(88-88)		D	
(87-84)		E	
(83-78)		F	
(77-26)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

