



Radcliffe & Rust are delighted to offer to let, this four bedroom house on New Street. CB1. This property is located in a prime position within Cambridge just off Newmarket Road and is within easy walking distance of key retail areas including Newmarket Road Retail Park, The Beehive Centre and the Grafton Centre which offer many well-known shops and eateries. The property has excellent transport links including cycle paths in to Cambridge and bus stops close to the house. The property is just an eight minute cycle from Cambridge North Train Station and a seven minute cycle ride from Cambridge Train Station. The property is close to a walking and cycle path called The Chisholm Trail which offers a mostly off-road and traffic free route between both Cambridge train stations and links to Addenbrookes and the Biomedical campus in the South of Cambridge and the business and science parks in the North and extends right to St Ives. The primary school catchment area for this house is St Matthews Primary School (located just 720m away from the property) and Parkside Community College secondary school (located 1km away from the property).

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let this four bedroom semi-detached property on New Street. Ideally located within easy reach of Cambridge city centre, Cambridge Retail Park, the Beehive Centre and Cambridge Railway Station, this property benefits from a private graveled driveway with parking for two cars, secure side-gate access to the generous rear garden.

Upon entering the property, you are welcomed into a bright hallway with stairs leading to the first floor. To the front of the property is the living room, a spacious and inviting area featuring crisp white walls and contemporary grey wood-effect flooring. A useful built-in storage cupboard provides space for household items and also houses the boiler. Directly off the living room is the dining room, overlooking the rear garden and offering ample room for a 6-8 seater dining table. This warm, light-filled space is perfectly positioned next to the kitchen, making it ideal for both day-to-day living and entertaining.

Accessed from the dining room is the family bathroom, which includes a bath with overhead shower, white tiling, mounted mirror and hand basin. The WC is separate, decorated in matching grey tones. The kitchen is positioned at the rear of the property and accessed via the tiled rear hall. Finished with grey wall and base units and a contrasting wood-effect worktop, the kitchen offers a gas hob, electric oven, extractor fan, freestanding dishwasher, washing machine and full-height fridge/freezer, along with a stainless steel sink and drainer. A window above the sink provides a pleasant outlook over the rear garden.

On the first floor, there are four bedrooms, all carpeted and finished in neutral décor. Bedroom three is the first room you reach at the top of the stairs, overlooking the rear garden. Bedroom one, positioned next to bedroom three, also overlooks the rear of the property and is a generous double. Bedroom two, is facing the front, is another double with a large window, flooding the room with natural light.

Bedroom four overlooks the front and features a bespoke raised bed with integrated shelving and workspace below — making it ideal for a child's room, or study.

To the rear of the property is a private garden, accessible either from the rear hall or via the wooden side gate. The garden is mainly laid to lawn, with a small patio area ideal for outdoor seating directly outside the back door and a wooden shed positioned at the far end of the garden, providing valuable additional storage.

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 for immediate occupancy, on an initial 12 month agreement on an unfurnished basis.

Deposit £2,134

Council tax band C

Non smokers only please. No pets allowed.

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.

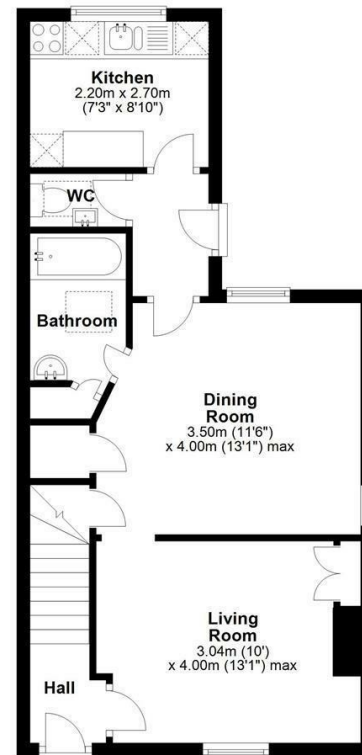
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





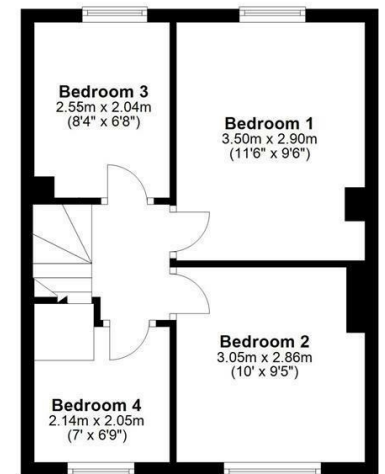
Ground Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



Total area: approx. 78.0 sq. metres (839.8 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	87
(81-91) B	
(69-80) C	64
(55-68) D	
(39-54) E	
(21-38) F	G
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

