Radcliffe & Rust
Residential sales & lettings

59 St Thomas' Square, Cambridge CB1 3TG
£1,600 PCM

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Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let this charming three bedroom semi-detached home, ideally located in the sought-after area of St Thomas' Square, conveniently situated just off Cherry Hinton Road on the south east side of Cambridge. The property is positioned within a quiet residential neighbourhood, adjacent to the beautiful Cherry Hinton Hall Park, with its open grounds, duck pond and children's play areas providing a particularly attractive setting. Addenbrooke's Hospital, Cambridge city centre and the mainline train station are all within easy reach, making this an excellent location for commuters and professionals alike. The area is also well served by popular local schooling, including Queen Edith's Primary School, St Bede's and Netherhall Secondary Schools, along with Long Road and Hills Road Sixth Form Colleges, making this a fantastic home for families seeking both convenience and community.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer, to let, this well-presented three bedroom semi-detached home, benefitting from a private driveway and generous accommodation arranged over two floors. Located within a quiet residential setting, this property offers a fantastic opportunity for families or professional tenants seeking a bright and spacious home with excellent living space and a private rear garden.

Upon entering the property, you are welcomed into a carpeted entrance hall which provides access to the ground floor rooms and stairs leading to the first floor. Positioned at the front of the property is the living room, a warm and inviting space featuring a traditional fireplace as a focal point, complemented by wood-effect flooring and neutral décor throughout. Flowing seamlessly from the living room is the open plan dining area, creating a bright and versatile space ideal for both everyday living and entertaining. The dining room enjoys plenty of natural light and leads directly into the conservatory, a wonderful additional reception space with views over the rear garden.

Also accessed from the dining room is the kitchen, finished in a classic cream colour scheme with tiled flooring underfoot. The kitchen offers ample wall and base storage, a freestanding fridge/freezer, a gas hob with electric oven, and space for further appliances if required.

On the first floor, there are three bedrooms, all carpeted and well-proportioned. Two of the bedrooms are comfortable doubles, while the third makes an ideal single bedroom, nursery, or home office. The master bedroom and bedroom three overlook the front of the property, whilst bedroom two enjoys views over the rear garden. The family bathroom is tiled and consists of a bath with overhead shower, hand basin, and a useful cupboard housing the boiler. In addition, there is a separate W.C., providing added convenience for family living.

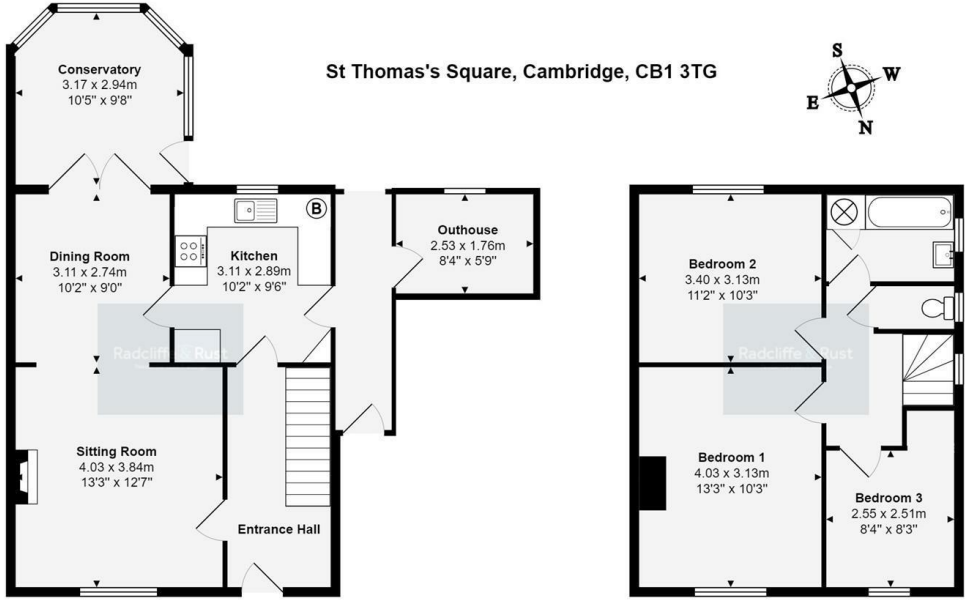
Outside, the property benefits from a private rear garden and an additional outhouse, which stores the washing machine, and offers excellent storage options.

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.

Agent notes

Available immediately on an initial 12 month agreement on an unfurnished basis.
Fiber broadband up to 300Mbps
Deposit £1,846.00
Council tax band C
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

St Thomas's Square, Cambridge, CB1 3TG



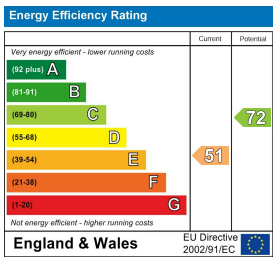
Ground Floor

First Floor

Total Area: 84.0 m² ... 905 ft²

All measurements are approximate and for display purposes only

Prepared by: Charles J Harrison



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