



**Radcliffe & Rust**  
Residential sales & lettings

**293 Chesterton Road, Cambridge CB4 1BH**  
**£1,400 PCM**

We are pleased to offer to let this fantastic three bed detached property in the ever popular Chesterton area of Cambridge. The area of Chesterton is highly sought after as it provides easy access to both the Business & Science Parks and also the Cambridge North train station, with the later being less than a 10 minutes cycle ride away from the property. With Chesterton being slightly north of the centre of town it also offers easy access to the A14 and M11 corridor also which makes the location ideal for anyone working in the city or indeed needing to commute further afield. The very heart of the city is only 1.5 miles away the wide open green spaces of Midsummer Common is around a 12 minute walk. Local amenities are vast with an array of coffee shops, restaurants, pubs and takeaways all within easy walking distance.

### Entrance hall

With double glazed door and window to front aspect, understairs storage cupboard, radiator, spotlights, smoke detector, wooden flooring and intruder alarm control panel.

### Cloakroom

With double glazed obscured window to front aspect, low level W.C, wash hand basin with tiled splashback and radiator.

### Living room

16'4" x 11'10" (4.98 x 3.61)

With double glazed windows to both front and rear aspect, television point, telephone point, wooden flooring and spotlights.

### Kitchen/Dining room

16'4" x 9'8" (4.98 x 2.95)

Fitted kitchen with matching wall and base units, worktops over with inset one and a half times sink and drainer unit, electric oven, gas hob with cookerhood over, washer/dryer, dishwasher, fridge/freezer, gas fired central heating boiler, carbon monoxide detector, tiled flooring, radiator, double glazed windows to both front and side aspect and double glazed door to rear aspect leading to garden.

### First floor

#### Landing

With stairs rising from entrance hall, airing cupboard housing hot water cylinder, loft access, smoke detector and spotlights.

#### Bedroom one

16'4" x 11'10" (4.98 x 3.61)

With double glazed window to both front and side aspect, fitted wardrobes, radiator and spotlights.

#### Bedroom two

9'8" x 9'6" (2.95 x 2.90)

With double glazed window to side aspect, radiator and spotlights.

#### Bedroom three

9'8" x 6'5" (2.95 x 1.98)

With double glazed window to front aspect, fitted wardrobes, radiator and spotlights.

### Bathroom

6'9" x 5'4" (2.06 x 1.63)

Fully tiled suite comprising bath with mixer taps and shower attachment, low level W.C, wash hand basin, extractor fan, shaver point, heated towel rail and obscured double glazed window to front aspect.

### Outside

There is an enclosed rear garden with gated side access. Enclosed with timber fencing and mature hedgerow, planted borders and outside tap. There is also off road parking for at least two vehicles and a single garage with single up and over door.

### Agent notes

There is a reservation fee of £323.08 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:

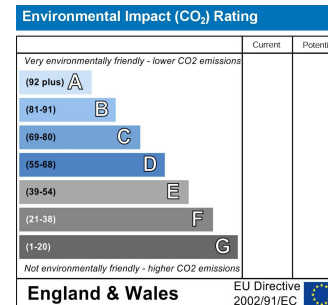
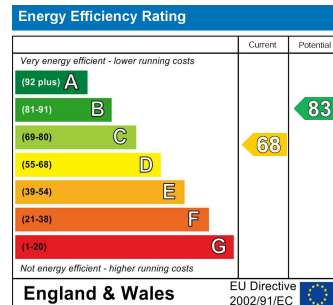
1 month's rent \* 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.

Deposit: £1,730.75

Non-smokers only please. Sorry no pets allowed.

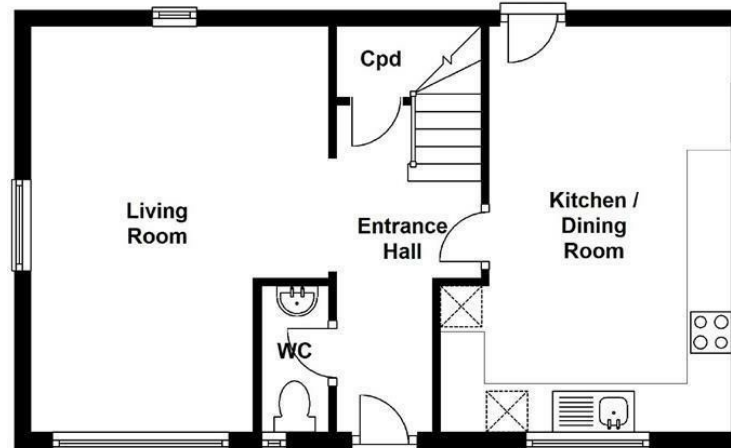
Available early March





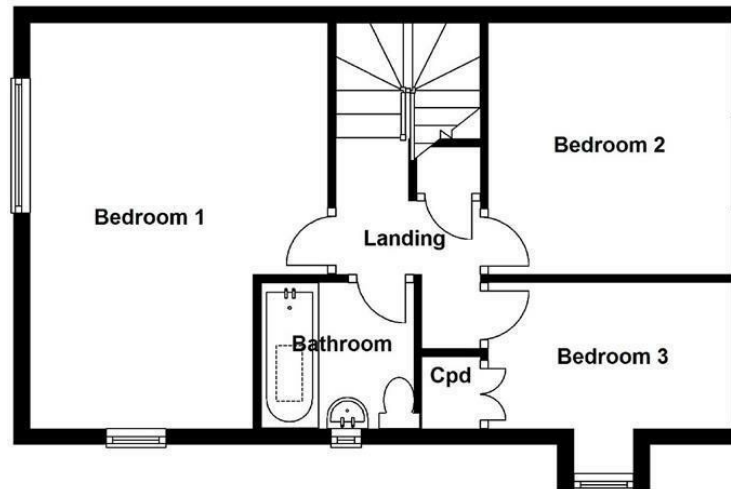
### Ground Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 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			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-30) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

