



*** No more than 2 unrelated sharers***

Radcliffe & Rust Estate Agents are delighted to offer to let, this modern terraced property, in Romsey Terrace, Cambridge, CB1. Located just off Mill Road, the property is perfectly positioned within touching distance of Parkers Piece and Cambridge city centre and enjoys a fantastic location close to amenities including the cafes, eateries, doctors surgery and pharmacy on Mill Road, Parkside Pool and the city centre could be reached within 10-15 minutes walk. Newmarket Road retail park is also close by which offers great retail outlets and eateries. The property is also fantastically placed to access Addenbrooke's Hospital (which is 2.3 miles away, around 13 minutes by cycle), Cambridge train station (which is 0.7 miles away, around 4 minutes by cycle) and ARM Ltd (which is 2.6 miles away, around 15 minutes by cycle). The property's catchment primary schools are Queen Emma Primary School and Ridgefield Primary School (which are 1.7 miles and 0.7 miles from the property respectively) and the catchment secondary school is Coleridge Community College (which is 0.7 miles from the property, around 14 minutes walk).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this modern terraced property on Romsey Terrace, CB1. Positioned at the end of this residential cul-de-sac, the property enjoys a quiet position but is still within easy access for Cambridge city centre, the many amenities of Mill Road and Cambridge's excellent transport links including the A14, M11 and both train stations which offer regular trains into London Liverpool Street and Kings Cross and beyond.

The property has a bright and inviting exterior with a light brick facade and modern sash style windows. Once inside, the property is in immaculate condition finished to a show home standard throughout with the accommodation set out over three floors. Upon entering the property, you are welcomed into the hallway with stairs leading to the first floor. In the hallway, there is a very useful large storage cupboard which extends to under the stairs. On the right hand side of the hallway is the downstairs cloakroom with a low level W.C. and vanity hand basin with a window overlooking the front of the property. To the left of the hallway, is the open plan living space. Overlooking the front of the property is the living room which is a great size and could comfortably fit two sofas if required by the new owner. The living room at the front of the property and the kitchen diner at the rear are open to create flow and continuity between the spaces. The kitchen diner overlooks the rear of the property. The space is filled with light thanks to the window and French doors overlooking the rear garden. The dining end of the room could comfortably house a table for at least six people whilst the kitchen end of the room has grey shaker style wall and base units with a contrasting grey wood-effect style worktop with upstand. Within the kitchen there is a stainless steel sink and drainer, Bosch oven and induction hob, over head cooker hood, integrated dishwasher, a washer/dryer and full height fridge freezer.

On the first floor, there are three bedrooms consisting of two doubles and a single and the bathroom. The first room you come to at the top of the stairs is bedroom three. Although the smallest of the bedrooms, bedroom three is still a great size and overlooks the rear of the property. Next to bedroom three is bedroom two which also overlooks the rear of the property. A good sized

double, this bedroom could comfortably fit a double bed and additional storage furniture as required. Next to bedroom two and overlooking the front of the property is bedroom one. Another good sized double room, bedroom one offers multiple different furniture layout possibilities. Next to bedroom one is the bathroom which consists of a bath with overhead shower and glass screen, vanity W.C. and hand basin with under cupboard storage, stainless steel coloured heated towel rail and grey wall tiles. The final bedroom is on the second floor and maximises the whole floor. The stairs to the final bedroom are concealed behind a door and once on the second floor, the bedroom has a real wow factor. With a large Velux window, this generous room spans the full footprint of the property and could comfortably include a dressing area, office space or even a seating area if required by the new owner.

Outside to the rear of the property, there is a private garden which is laid to lawn with a paved patio area directly outside the property to house garden furniture as required, there is also a paved pathway leading to the gate along the back fence. Beyond the rear garden, there is one parking space allocated to the property.

Please call us on 01223 307 898 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 basis, fully furnished.

Deposit £2,596.00

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:

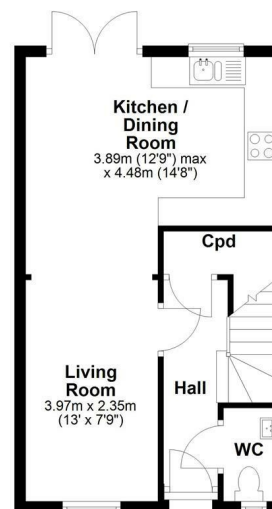
1 month's rent * 12 / 52 = 1 week's rent.

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

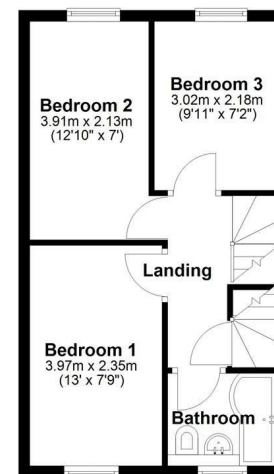




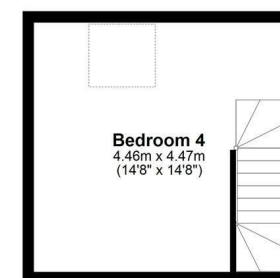
Ground Floor
Approx. 35.2 sq. metres (378.8 sq. feet)



First Floor
Approx. 35.4 sq. metres (380.8 sq. feet)



Second Floor
Approx. 19.9 sq. metres (214.6 sq. feet)



Total area: approx. 90.5 sq. metres (974.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		87
(91-91) B		
(89-88) C	75	
(55-66) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

