



Radcliffe & Rust
Residential sales & lettings

19 Stanley Road, Cambridge CB5 8LF
£1,600 PCM

Radcliffe & Rust Letting Agents Cambridge are delighted to offer, to let, this well-positioned three bedroom mid-terrace home located on Stanley Road, CB5, just off Newmarket Road. This convenient location offers excellent access to Cambridge city centre, which is approximately 1.5 miles away, providing a wide range of shops, restaurants and cultural attractions. Cambridge North railway station is around 1.2 miles away, offering direct links to London and beyond, while the A14 is within easy reach (approx. 1 mile), making it ideal for commuters. The area benefits from a range of local amenities including supermarkets, retail parks and leisure facilities, as well as nearby green spaces such as Stourbridge Common and Riverside walks along the River Cam. With its combination of connectivity, convenience and access to open spaces, Stanley Road is a popular and practical location for a variety of tenants.

Offering well-proportioned accommodation that has recently been completely modernised and refurbished, this property benefits from a private front garden, a low maintenance rear garden and a communal parking area.

As you approach the property, you are greeted by a private, fenced front garden, creating a pleasant sense of privacy from the outset. Upon entering, you are welcomed into a bright and spacious living area which has been finished in a contemporary style. This room is flooded with natural light and features stylish grey wood-effect flooring which flows seamlessly throughout the ground floor. There is ample space for both living and dining arrangements, making it a versatile and sociable space. The room also benefits from a useful under stairs storage cupboard, ideal for keeping everyday items neatly tucked away.

Leading off the living area is the newly fitted kitchen, finished to a high standard with sleek gloss white wall and base units, complemented by a contrasting pine wood-effect worktop. The kitchen is both practical and attractive, featuring a stainless steel sink with drainer, and a mix of integrated/free-standing appliances including a fridge/freezer, washer/dryer and dishwasher. A window overlooking the rear garden allows for plenty of natural light, while the continuation of the grey wood-effect flooring enhances the sense of flow throughout the ground floor. From the kitchen, there is access to the rear of the property where you will find the stairs, an additional storage cupboard housing the boiler, and a door leading out to the garden.

The stairs and landing are comfortably carpeted, providing a soft contrast to the hard flooring below. On the first floor, the property offers two double bedrooms and a third single bedroom, with all bedrooms being well lit and featuring pine coloured, wood-effect flooring. Bedroom two is the first room reached. Located at the front of the property, with ample space for a double bed and additional furniture, along with a large freestanding wardrobe. Adjacent is bedroom three, also overlooking the front, which is ideal as a nursery, guest room or home office, finished in the same neutral tones and flooring. Opposite, bedroom one overlooks the rear garden and is a well-proportioned double room benefitting from a built-in double wardrobe,

offering excellent storage solutions.

The bathroom is positioned between bedrooms one and three and has been tastefully updated to create a clean, modern space. It comprises a W.C., hand basin with under sink storage, a heated stainless steel towel rail and a full-sized bath with overhead shower and glass screen. The room is finished with grey wood-effect flooring, in keeping with the ground floor, and is enhanced by stylish blue feature tiles behind the sink and bath area, adding a subtle pop of colour.

Externally, the rear garden is fully paved for ease of maintenance and offers a private outdoor space ideal for relaxing or entertaining. There is a flower bed adding a touch of greenery. The property further benefits from access to a communal parking area, providing off-road parking. Garage in a block opposite the house which is very convenient for day-to-day bicycle use and storage.

This is a fantastic opportunity to rent a modernised and well-located home in a popular area of Cambridge, offering excellent access to local amenities, transport links and the city centre.

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 unfurnished basis.

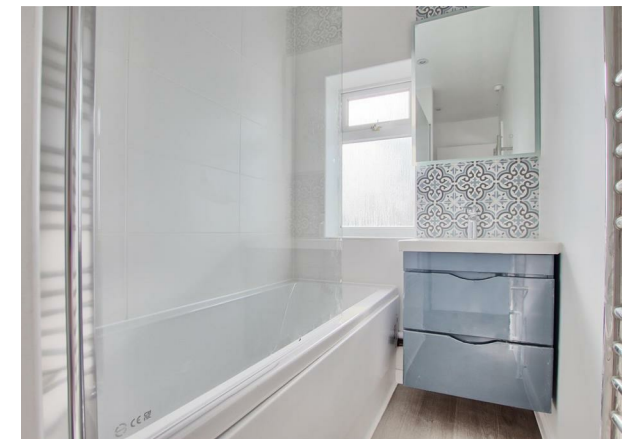
Deposit £1,846

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:

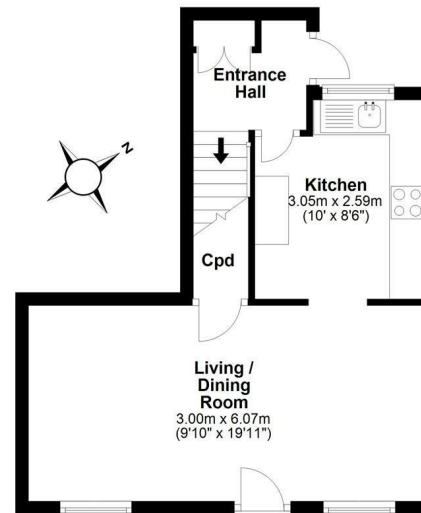
1 month's rent * 12 / 52 = 1 week's rent.

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





Ground Floor
Approx. 31.4 sq. metres (338.5 sq. feet)



First Floor
Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 60.5 sq. metres (650.9 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
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

