

Radcliffe & Rust
Residential sales & lettings

11 Neath Farm Court, Cambridge CB1 3EX
£1,900 PCM

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Radcliffe & Rust Estate Agents are delighted to offer, to let, this spacious three-bedroom terraced townhouse, pleasantly positioned within the modern Neath Farm Court development in the popular Cherry Hinton area of Cambridge. The property is well placed for a wide range of everyday amenities, with a local supermarket approximately 0.25 miles away and further shops, takeaways, a pharmacy and Post Office available within Cherry Hinton, while larger supermarkets and retail facilities can be found along Coldhams Lane and Newmarket Road. Families are particularly well served, with Cherry Hinton C of E Primary School approximately 0.3 miles away and St Bede's Inter-Church School around 0.7 miles away. The location also provides convenient access to Coldham's Common and surrounding walking and cycling routes, while Cambridge railway station is approximately 2 miles away and Cambridge city centre is readily accessible by bicycle, car or public transport. Neath Farm Court is also conveniently positioned for access towards Addenbrooke's Hospital, ARM and the A14/M11 road network, making the property particularly well located for those working in and around Cambridge.

Upon entering the property, you are welcomed into the entrance hall, finished with warm wood-effect flooring and neutral décor. Immediately to the left is the ground-floor WC, fitted with a white WC and wash basin, complemented by white tiled flooring and textured white wall tiling. Continuing along the hallway, the staircase rises to the first floor, while to the right is the separate kitchen.

The kitchen is fitted with a range of Shaker-style wood-effect wall and base units, finished with long brushed-metal handles and contrasting dark work surfaces and splashbacks. There is a window positioned above the stainless-steel sink, allowing natural light into the room, alongside a tiled floor and recessed ceiling spotlights. The kitchen provides a good amount of both cupboard storage and preparation space.

At the end of the entrance hall is the generously proportioned living room. Finished with soft neutral carpeting and crisp white walls, the room provides plenty of flexibility for both living and dining furniture. Recessed ceiling spotlights provide a contemporary finish, while a set of French doors opens directly onto the private rear garden and allows plenty of natural light into the room.

The rear garden provides a low-maintenance outside space, predominantly laid with decorative gravel with a paved patio area immediately outside the house, ideal for outdoor seating. Timber fencing encloses the garden, with established planting providing greenery and a timber storage shed positioned towards the rear.

Returning inside, the staircase rises to the first-floor landing, which is finished with neutral carpeting and white walls, complemented by attractive natural wood internal doors and detailing. The first room reached is the family bathroom, finished with white tiled flooring and textured white wall tiling. The suite comprises a panelled bath with shower over and curved glass shower screen, pedestal wash basin and WC, with a large window bringing excellent natural light into the room.

Also positioned on the first floor are bedrooms two and three. Bedroom three is a well-proportioned room overlooking the front of the development, finished with neutral carpeting and white walls and benefitting from a tall window with a wood-effect blind. Bedroom two is the larger of the two first-floor bedrooms and is positioned to the rear. Again finished in a light and neutral style, the room benefits from French doors opening onto a small private balcony, creating an attractive additional feature and allowing plenty of natural light into the room.

A further staircase rises from the first-floor landing to the second floor, which is dedicated to the principal bedroom suite. This impressive double bedroom offers particularly generous proportions, with ample space for a large bed and additional bedroom furniture. The room is finished with neutral carpeting and white walls, while a roof window and French doors provide plenty of natural light. The French doors open onto a further private balcony, giving the top-floor bedroom its own outside space.

Completing the principal suite is the private en-suite shower room, fitted with a glazed shower enclosure, pedestal wash basin and WC. White textured wall tiling and white floor tiles maintain the property's bright, neutral finish, while a roof window provides additional natural light.

Outside, Neath Farm Court is arranged around an attractive communal green with mature trees, established planting and landscaped borders, creating a pleasant outlook and setting. The property further benefits from an allocated parking space positioned to the side, while the private enclosed rear garden provides useful outside space.

Overall, this is a spacious and well-arranged three-bedroom home offering accommodation across three floors, two private balconies, two bathrooms plus a ground-floor WC, a private rear garden and allocated parking, all within an attractive modern development in Cambridge.

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

Deposit £2,192
Available immediately
Council tax band D
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 Lonsdale Insurance Brokers LTD.



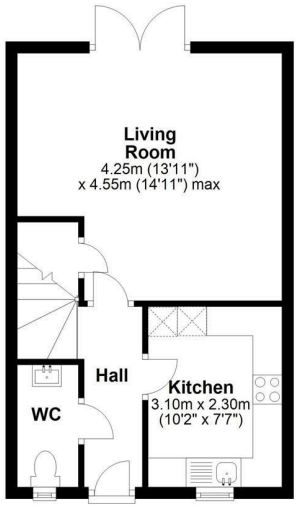






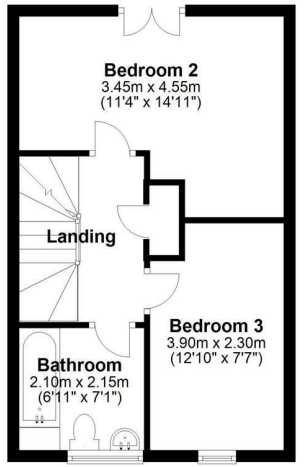
Ground Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



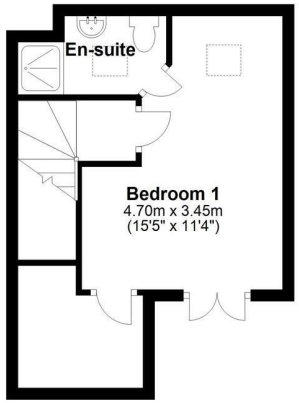
First Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



Second Floor

Approx. 24.6 sq. metres (265.3 sq. feet)



Total area: approx. 92.1 sq. metres (991.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

