



Blinco Grove, Cambridge, CB1 7TX

CHEFFINS

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RENT INCLUSIVE OF UTILITY BILLS, COUNCIL TAX AND WIFI. A second floor room to let within this well presented semi detached house comprising 4 bedrooms with a maximum occupancy of 4 persons in a convenient south city location. The accommodation comprises double bedroom (single occupancy only) with en-suite shower room. Shared kitchen and laundry facilities. Furnished. Available now. EPC: C and Council Tax Band: N/A. Parking available at an additional monthly cost.

LOCATION

Located in a sought after residential area within the Queen Edith's ward of Cambridge. The property is well served with a good range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.3 mile), Addenbrooke's (1.3 mile) and Cambridge city centre (1.3 miles). Distances approximate.



£850 PCM



**ROOM 4**

Dormer window to front aspect. Furniture comprises double bed, bedside, wardrobe, chest of drawers and dressing table with chair. Door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc and wash basin with mirror above, heated towel rail and window to rear aspect.

COMMUNAL KITCHEN/DINING ROOM

kitchen comprises base and wall units, work tops, sink with window to side aspect above, and appliances comprising oven, electric hob with

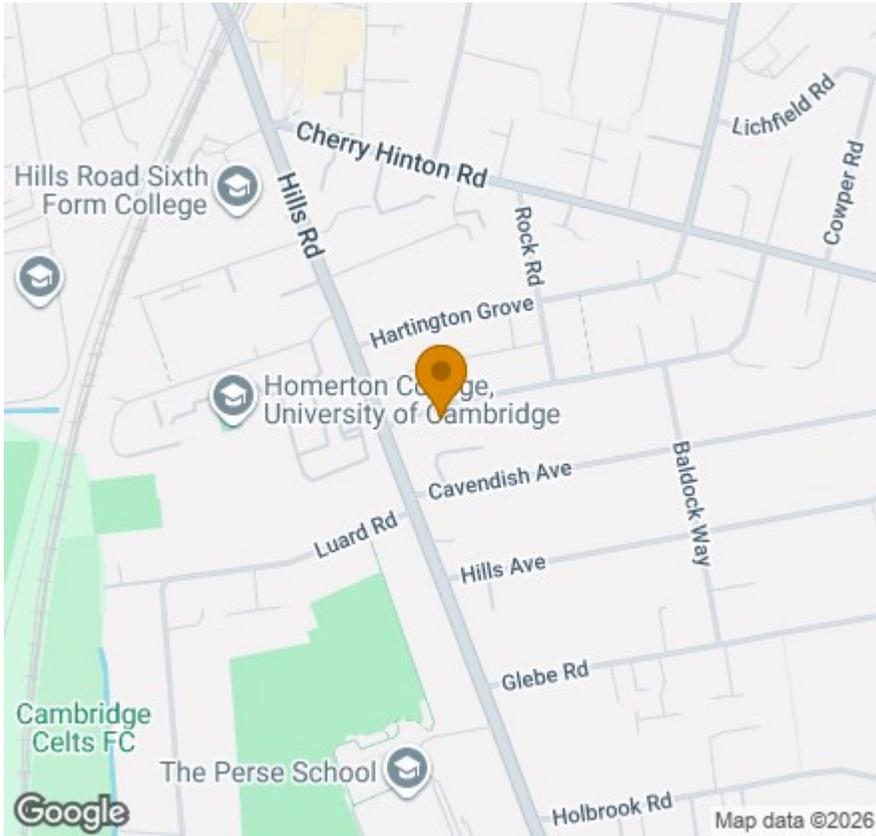
extractor above, fridge freezer, dishwasher, washing machine and tumble dryer. Dining area with window to front aspect and furniture comprising dining table with chairs.

LETTING AGENT NOTES

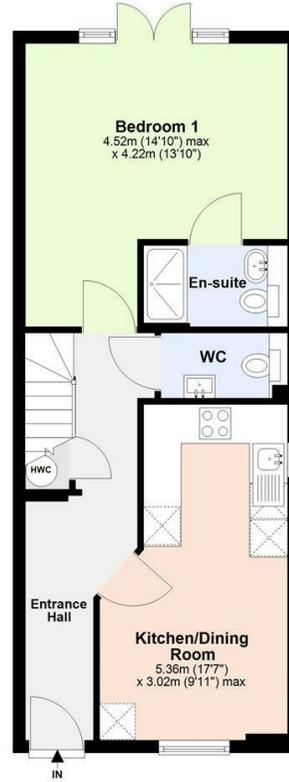
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy
Holding Deposit - £196
Deposit - £980

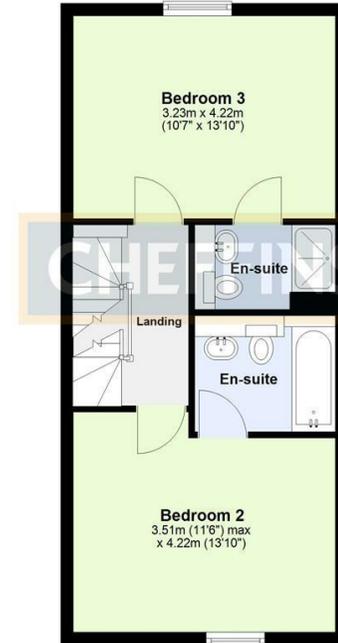




Ground Floor
Approx. 46.9 sq. metres (504.3 sq. feet)



First Floor
Approx. 41.8 sq. metres (449.9 sq. feet)



Second Floor
Approx. 24.8 sq. metres (267.3 sq. feet)



Total area: approx. 113.5 sq. metres (1221.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B		80	
(69-80) C			
(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	

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.