



Mowbray Road, Cambridge, CB1 7SS

CHEFFINS

Mowbray Road

Cambridge,
CB1 7SS

BILLS INCLUDED. A ground floor room to let within this well presented semi detached house comprising 4 rooms in a convenient south city location. The accommodation comprises double bedroom with en suite shower room (single or double occupancy permitted). Shared kitchen and laundry facilities and communal gardens. Furnished. Available from 01/08/2025. EPC: D and Council Tax Band: N/A.

LOCATION

Located within the Queen Edith's ward of Cambridge and off Queen Edith's Way the property is most convenient for access to Addenbrooke's Hospital (0.5 miles). The property is also well placed for access to Cambridge Train Station and the CB1 Business District (1.5 miles) and Cambridge city centre (1.8 miles). A range of local amenities can be found nearby. (distances approximate)



£995 PCM





ENTRANCE HALL

stairs rising to first floor, door to communal kitchen/breakfast room and door to:

BEDROOM 1

Bay window to front aspect, furniture includes double bed, bedside drawers, wardrobe, chest of drawers and dressing table. door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with vanity unit below and mirror above and heated towel rail.

COMMUNAL KITCHEN/BREAKFAST ROOM

kitchen area fitted with base and wall units, work tops, sink, integrated appliances including oven, combination microwave oven, ceramic hob with extractor above and dishwasher, American style fridge freezer, under stairs cupboard housing gas central heating boiler, further cupboard housing hot water cylinder, window and door to side aspect with access to garden, door to WC and open to breakfast room with patio doors to rear garden, breakfast bar with bar stools, fitted cupboards and

built in cupboard housing washing machine and tumble dryer.

WC

wc, wash basin with vanity unit below and window to rear aspect above and wall mirror.

COMMUNAL GARDENS

front garden principally gravelled, with path to front door and side gate to enclosed rear garden principally laid to lawn with patio, mature shrubs and sheds.

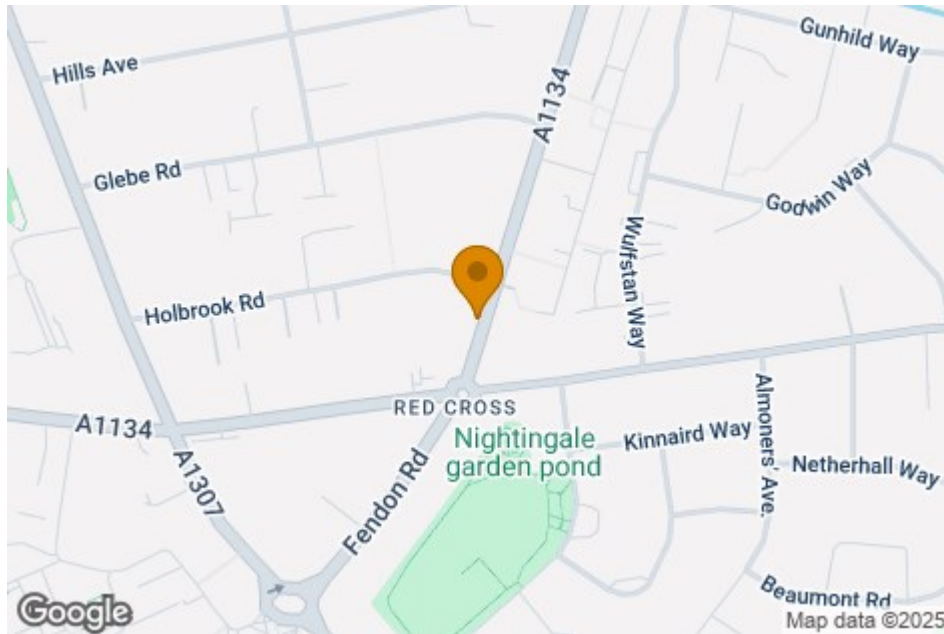
LETTING AGENT NOTES

Minimum Term 12 Months

Holding Deposit - £229

Deposit - £1,148





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	88
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



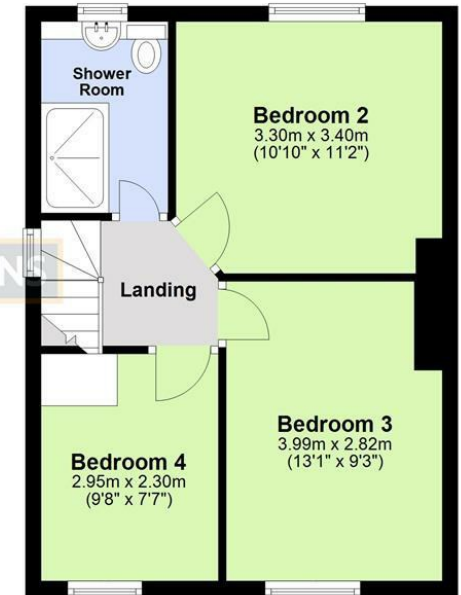
Ground Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 81.6 sq. metres (877.9 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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.

