



Selwyn Road, Cambridge, CB3 9EA

**CHEFFINS**



## Selwyn Road

Cambridge,  
CB3 9EA

- Minimum 12 Month Tenancy
- Available from 5th September 2025
- Furnished or Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Garden
- Permit Parking

A desirable 3 Bedroom mid-terraced Victorian home backing onto Downing College sports ground and located in the sought after Newnham district of the city. The accommodation arranged over 3 floors comprises sitting room, dining room, kitchen/breakfast room, cloakroom, 3 double bedrooms, bathroom and shower room. Private garden with studio/office and on street parking with permit. We regret no sharers. Furnished or Unfurnished. Available from 5th September 2025. EPC: D and Council Tax Band: E.

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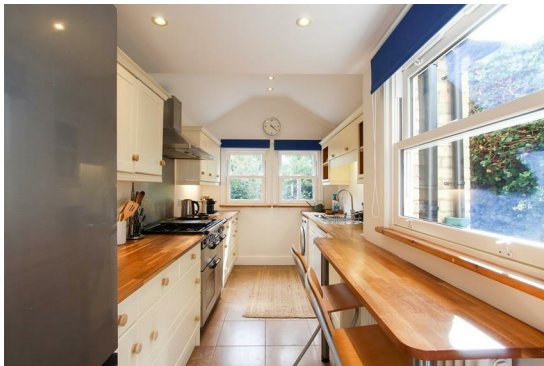
£2,250 PCM





## LOCATION

The property occupies a position in the prestigious Newnham district and is within a short distance of an excellent range of local amenities including a local supermarket, butchers/delicatessen, grocers, inn/restaurant and access to Lammas Land and Grantchester Meadows. Newnham is conveniently located just one mile to the west of the city and is considered to be one of the most desirable and sought after locations within Cambridge and is well placed for access to major routes including the M11 motorway.





## ENTRANCE DOOR

with arch window above, leading into:

## SITTING ROOM

inset floor mat, tiled flooring, double glazed sash windows with shutters to front aspect and door to:

## INNER HALLWAY

stairs rising to the first floor and door to:

## DINING ROOM

glazed shelving to chimney breast recess, door to understairs storage cupboard housing utility meters, double glazed sash window to rear aspect, tiled floor, door to:

## KITCHEN/BREAKFAST ROOM

base and wall units with soft close doors, wooden work surfaces, sink, tiled floors, Rangemaster cooker with 5 ring gas hob and extractor hood above, fridge/freezer, washing machine and dishwasher, breakfast bar, double glazed sash windows overlooking garden, door to garden and door to:

## CLOAKROOM

low level w.c., wash basin and heated towel rail.

## STAIRS/ FIRST FLOOR LANDING

split level landing with stairs rising to second floor, double glazed sash window to rear aspect and doors to bedrooms 1 & 2 and bathroom off.

## BEDROOM 1

feature fireplace (not in use), double glazed sash window with shutters to front aspect.

## BEDROOM 2

double glazed sash window to rear aspect.

## BATHROOM

bath, separate shower, low level w.c., bidet, wash hand basin, heated towel rail and double glazed sash window to rear aspect.

## STAIRS/SECOND FLOOR LANDING

double glazed sash window to rear aspect overlooking Downing College playing fields and doors to bedroom 3 and shower room off.

## BEDROOM 3

eaves storage cupboard, open recess for storage, double glazed Velux skylight, double glazed sash window to rear aspect and Downing College playing fields.

## SHOWER ROOM

walk-in shower, low level w.c., wash hand basin, heated towel rail, storage cupboard housing gas fired boiler, cupboard housing hot water tank and double glazed Velux skylight.

## OUTSIDE

The garden is split into sections, paved patio area for al fresco dining, raised bedded area with gravelled walkway, mature shrubs and plants, leading to a second paved patio area with STUDIO with glazed double doors, inset LED downlighters, wooden flooring and fitted with electricity. To the rear of the property there is also an additional large storage shed fitted with power. Large double gates leading out to side pedestrian access which is shared with the other properties in the terrace.

## LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy  
Holding Deposit - £519  
Deposit - £2596











| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>82</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | <b>64</b> |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



Approx. gross internal floor area 94 sqm (1000 sqft)

#### 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.

