



Greenlands, Cambridge, CB2 0QY

CHEFFINS

Greenlands

Cambridge,
CB2 0QY

A well presented 2 bedroom end terrace house enjoying a quiet no through road location on the perimeter of Addenbrooke's Hospital campus. The accommodation comprises entrance hall, living room, kitchen, cloakroom, 2 double bedrooms and bathroom. Further benefits include single garage and patio garden. We regret no pets. unfurnished. Available now. EPC: C and Council Tax Band: D.

LOCATION

Greenlands is located within the Queen Edith's Ward of Cambridge on the perimeter of Addenbrooke's Hospital and Biomedical Campus. The property is also well placed for access to Cambridge Train Station and the CB1 Business District (1.8 miles) and Cambridge city centre (2.1 miles). A range of local amenities can be found nearby. (distances approximate)



£1,550 PCM





ENTRANCE HALL

store cupboard, window to side aspect and door to:

LIVING ROOM

stairs rising to first floor, window to front aspect and door to:

INNER HALLWAY

2 built in cupboards and door to cloakroom and door to:

KITCHEN

base and wall units, work top, sink with window to rear aspect above, integrated oven and electric hob with extractor above and freestanding fridge freezer and washing machine.

CLOAKROOM

wc, wash basin with vanity unit below, heated towel rail and window to rear aspect.

STAIRS/LANDING

built in cupboard and doors to bedrooms and bathroom off.

BEDROOM 1

window to front aspect and door to small roof terrace.

BEDROOM 2

built in double wardrobe and window to rear aspect.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity unit below and mirrored cabinet above, heated towel rail and window to side aspect.

OUTSIDE

patio garden to the front, communal lawns to the rear and single garage.

LETTING AGENT NOTES

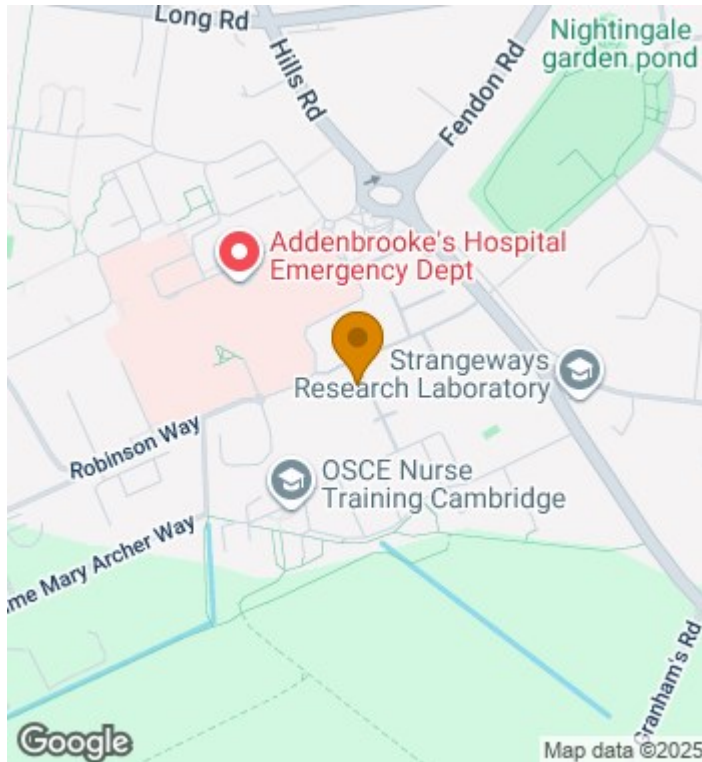
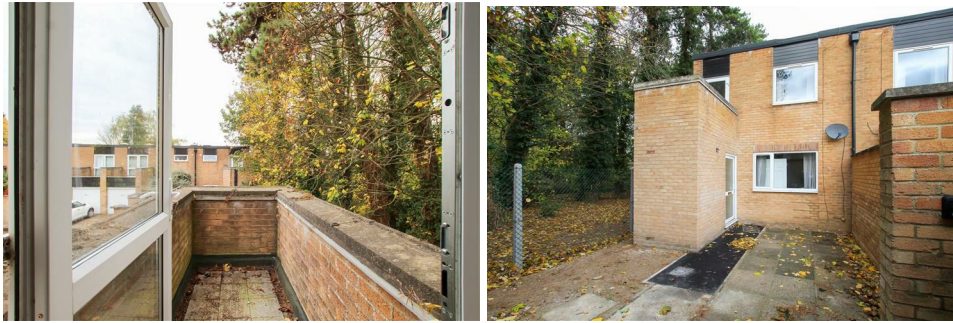
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

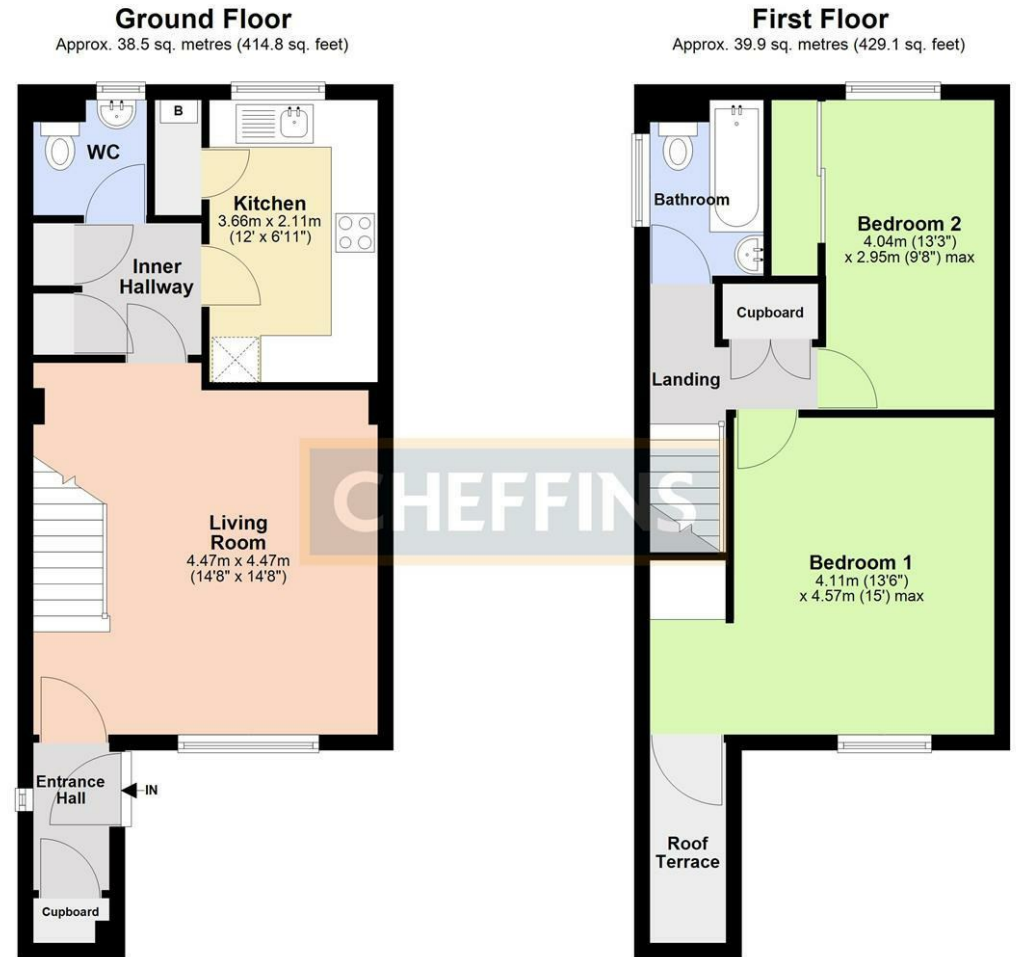
Holding Deposit - £357

Deposit - £1788





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92-100) A	69 88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Total area: approx. 78.4 sq. metres (843.9 sq. feet)

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.

