



Wulfstan Way, Cambridge, CB1 8QH

CHEFFINS

Wulfstan Way

Cambridge,
CB1 8QH

An extended and well proportioned 3 bedroom semi detached home situated in this eagerly sought after location on the favoured southern side of the city. The accommodation comprises entrance hall, 2 reception rooms, kitchen, cloakroom, 2 double bedrooms, 1 single bedroom and bathroom. Off street parking and rear garden. We regret no pet or sharers. Unfurnished. Available from Now. EPC: D and Council Tax Band: C.

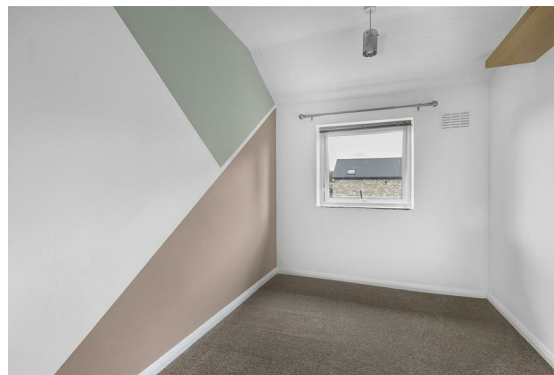
LOCATION

Located between Cherry Hinton Road and Queen Edith's Way within the Queen Edith's ward of Cambridge. The property is well placed for access to Addenbrookes (0.7 miles), Cambridge train station and CB1 Business District (1.6 miles), the city centre (1.9 miles). A range of local amenities can be found nearby and a supermarket at Fulbourn (1.4 miles). Distances approximate.

3 1 2

£1,995 PCM





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, tiled floor, under stairs storage cupboard, doors to

KITCHEN

With window to the front aspect, matching eye and base level units with worktop over, inset stainless steel sink and a half with chrome mixer tap over, space and plumbing for dishwasher and washing machine, integrated oven, inset four ring gas burning hob with extractor hood over, space for fridge freezer, tiled floor

DINING ROOM / STUDY AREA

With window to the side aspect, engineered wood flooring, double door to

LOUNGE

With window to the rear aspect, engineered wooden flooring, door to the garden

GUEST CLOAKROOM

With window to the side aspect, low level wc with eco flush button, wash basin with chrome mixer tap over, chrome heated towel rail, tiled walls, tiled floor

FIRST FLOOR

LANDING

With window to the side aspect, cupboard housing hot water cylinder, loft access via hatch, doors to

BEDROOM ONE

With window to the front aspect

BEDROOM TWO

With window to the rear aspect

BEDROOM THREE

With window to the rear aspect

FAMILY BATHROOM

With window to the front aspect, suite comprising; low level wc with eco flush button, panelled bath with shower over, pedestal wash basin, tiled walls, tiled floor

OUTSIDE

The front of the property benefits from driveway parking and a pathway leading to the entrance door.

The fully enclosed rear garden enjoys a west facing aspect and is mostly laid to lawn with a patio area, storage shed, external tap and gated side access.

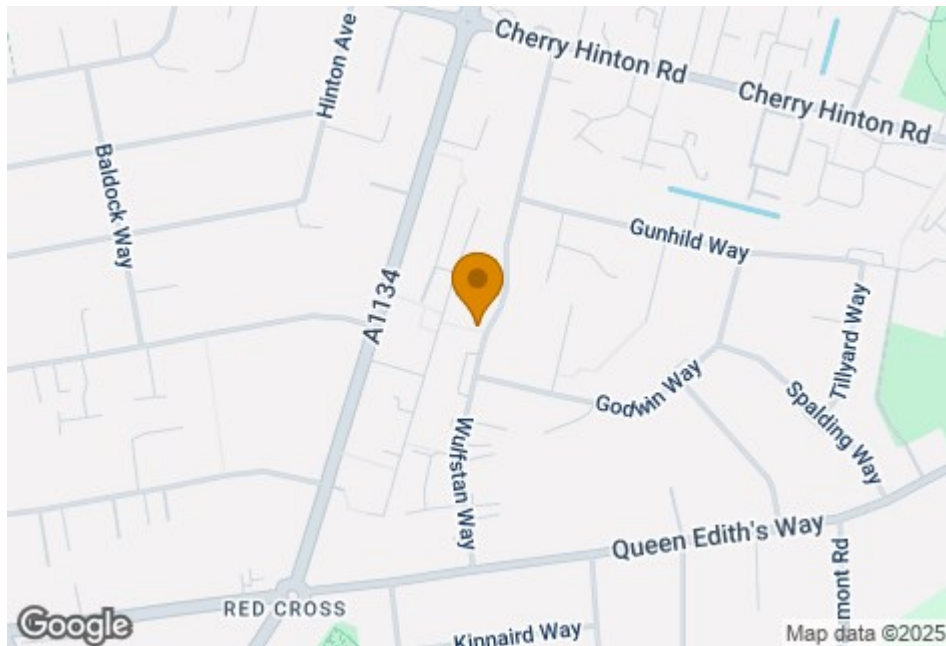
LETTING AGENT NOTES

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

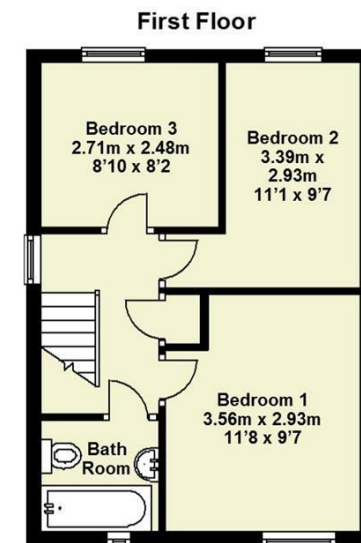
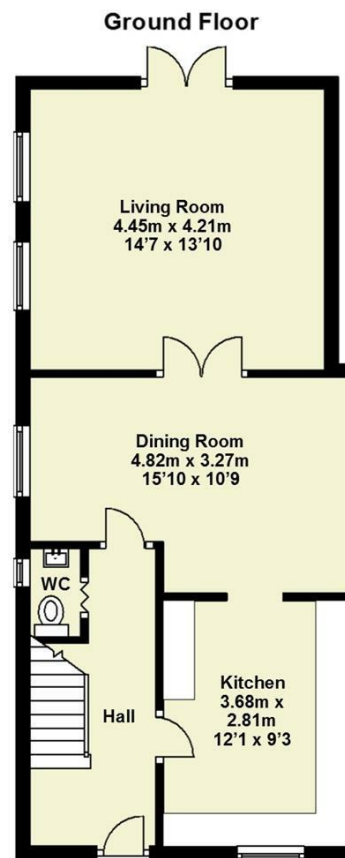
Term - Minimum 12 month tenancy

Holding Deposit - £460

Deposit - £2,301



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approx. gross internal floor area 87 sqm (950 sqft)

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.

