



Stansgate Avenue, Cambridge, CB2 0QZ

CHEFFINS

Stansgate Avenue

Cambridge,
CB2 0QZ

- Minimum 12 Month Tenancy
- Available from 24/10/2025
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Parking & Garage
- Garden

A 4 bedroom semi detached house located close to Addenbrooke's Hospital and offering easy access to the city centre. The accommodation comprises entrance hall, generous living room, kitchen, cloakroom, 4 bedrooms and bathroom. Further benefits include single garage, parking space and enclosed rear garden. We regret no pets or sharers. Unfurnished. Available from 24/10/2025. EPC: D and Council Tax Band: D.

4 1 1

£1,895 PCM





LOCATION

Stansgate Avenue 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)



ENTRANCE HALL

stairs rising to first floor with cupboard beneath, further built in storage cupboard and door to garage. The kitchen, living room and cloakroom are accessed of the entrance hall.

KITCHEN

base and wall units, work tops, sink with window to front aspect above, oven, electric hob with extractor above, washing machine and space and plumbing for a dishwasher (tenant to provide appliance).

LIVING ROOM

window to rear aspect and patio doors with access to rear garden.

CLOAKROOM

WC, wash basin and window to side aspect.

STAIRS/LANDING

built in cupboard. The bedrooms and bathroom are accessed off the landing.

BEDROOM 1

built in wardrobes and window to rear aspect.

BEDROOM 2

built in wardrobe and window to rear aspect.

BEDROOM 3

built in wardrobe and window to front aspect.

BEDROOM 4

window to front aspect.

BATHROOM

shower over bath, WC, wash basin with vanity unit below and mirror above, heated towel rail and window to front aspect.

OUTSIDE

open front garden with parking space with access to garage.

enclosed rear garden with patio, raised lawn area, shrub borders, shed and side gate.

LETTING AGENT NOTES

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

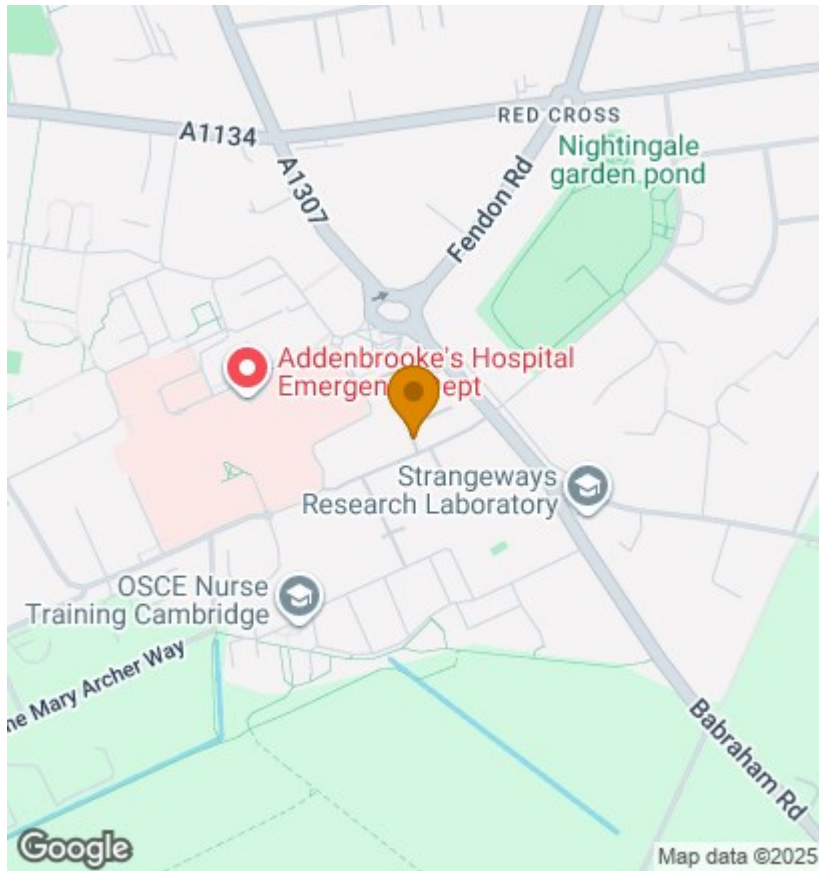
Term - Minimum 12 month tenancy

Holding Deposit - £437

Deposit - £2186







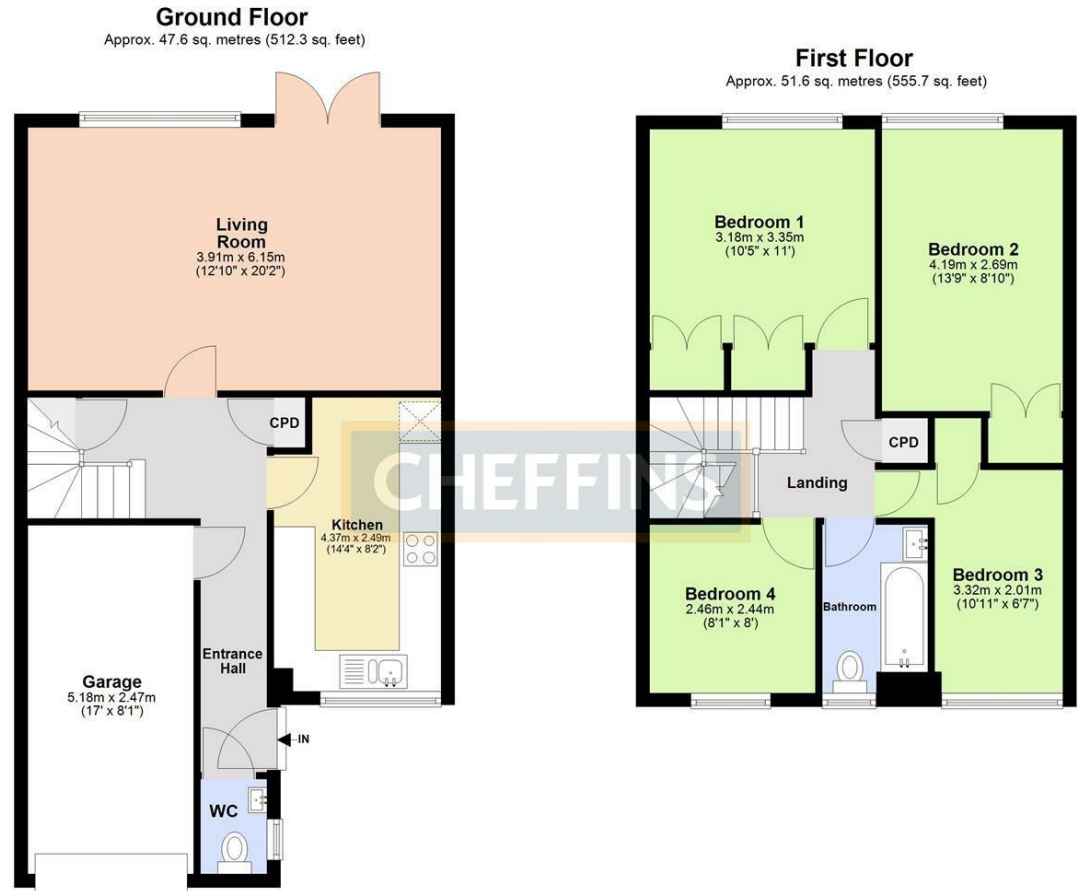
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		1-20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents note:

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

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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.



Total area: approx. 99.2 sq. metres (1068.0 sq. feet)

Floor area excludes the garage.
Plan produced using PlanUp.

