



St. Albans Road, Cambridge, CB4 2HF

**CHEFFINS**



## St. Albans Road

Cambridge,  
CB4 2HF

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Front & Rear Gardens
- Off Street Parking & Garage

A spacious 2 bedroom detached single storey dwelling positioned in a convenient north Cambridge located. The accommodation comprises entrance hall, sitting room, kitchen/dining room, 2 double bedrooms and bathroom. Front and rear gardens, off street parking and single garage. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: E.

🛏️ 2 🚿 1 🛋️ 2

**£1,600 PCM**





## LOCATION



Located within the Arbury ward of Cambridge., the property is positioned conveniently for access to the historic city centre (1.5 miles), Cambridge Science Park and Cambridge North mainline railway Station (1.5 miles) and A14 at Junction 32 (0.7) with access to the M11. A range of local amenities can be found nearby. Distances approximate.



## ENTRANCE HALL

2 built in cupboards (1 housing gas central heating boiler) and doors to sitting room, kitchen/dining room, bedrooms and bathroom off.

## SITTING ROOM

feature fireplace (disconnected - not in use), bay window to front aspect and window to side aspect.

## KITCHEN/DINING ROOM

base and wall units, work tops, sink with window to side aspect above, oven, gas hob with extractor above, space for a fridge freezer, space and plumbing for a washing machine hood, patio doors and further door to rear aspect leading to the garden.

## BEDROOM 1

built in wardrobes and window to rear aspect.

## BEDROOM 2

bay window to front aspect.

## BATHROOM

shower over bath, wc, wash basin with window to side aspect above and wall mirror.

## OUTSIDE

front garden principally laid to lawn with hedgerow border, brick paved driveway providing off street parking and access to single garage, brick paved pathway to front door and side gate leading to side passage with access to rear garden principally laid to lawn with patio, shed, borders and mature hedgerows.

## 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 - £369

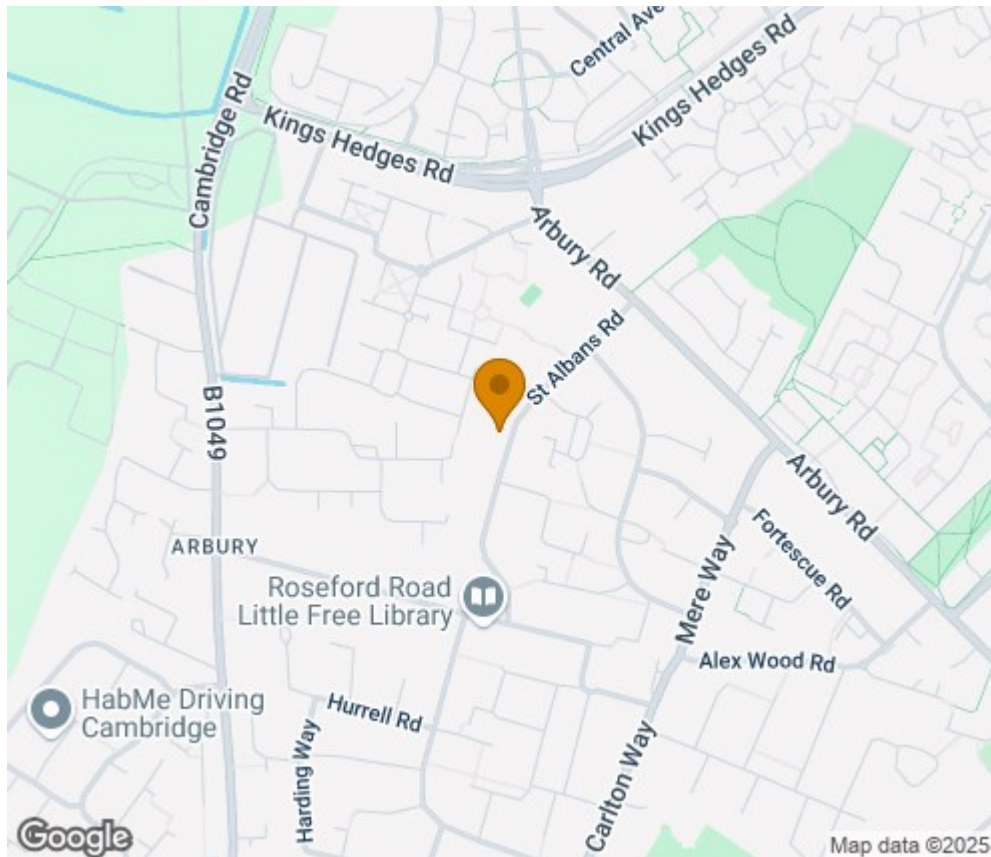
Deposit - £1846











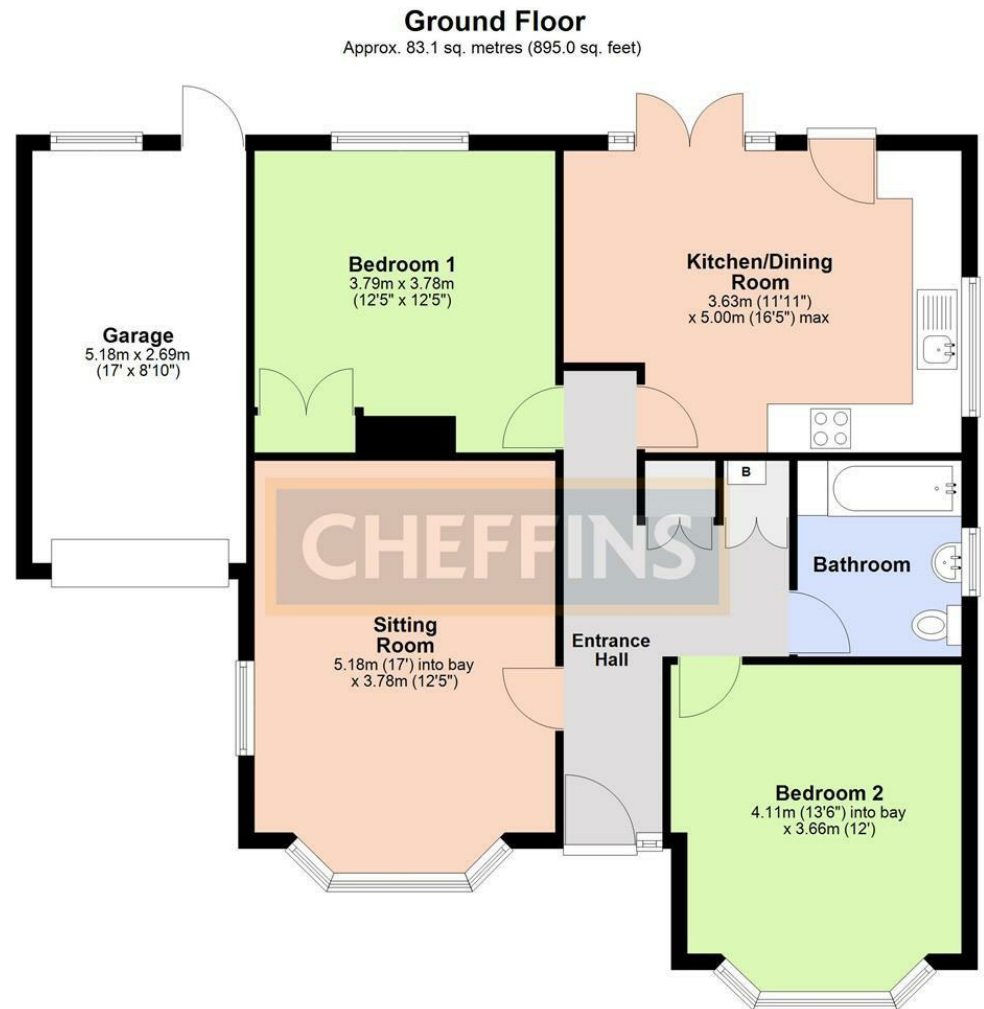
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents note:

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

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.



Total area: approx. 83.1 sq. metres (895.0 sq. feet)

Floor area excludes the garage.  
Plan produced using PlanUp.

