



Birdwood Road, Cambridge, CB1 3TE

CHEFFINS

Birdwood Road

Cambridge,
CB1 3TE

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: C
- Gas Central Heating
- Front & Rear Gardens

A well presented 3 bedroom semi detached house located in a convenient south city position. The accommodation comprises entrance hall, kitchen, sitting room, dining room, 2 double bedrooms, 1 single bedroom, bathroom and WC. Further benefits include covered side passage with secure storage and outside WC and enclosed front and rear gardens. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: C.



£1,675 PCM





LOCATION

The property is located within the Coleridge ward of Cambridge. The property is well served with a range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.3 mile), Addenbrooke's (1.4 miles) and Cambridge city centre (1.8 mile). Distances approximate.

ENTRANCE HALL

stairs rising to first floor with store cupboard beneath, door to sitting room and door to:

KITCHEN

fitted with base and wall units, work tops, sink with window to rear aspect above, integrated oven and electric hob with extractor above, space for under counter fridge, space and plumbing for a washing machine, door to covered side passage and door to:

DINING ROOM

sliding patio doors to rear garden and archway opening to:

SITTING ROOM

feature fireplace (not in use), window to front aspect and door to entrance hall.

STAIRS/LANDING

window to side aspect. The bedrooms, bathroom and WC are accessed off the landing.

BEDROOM 1

2 built in wardrobes and window to front aspect.

BEDROOM 2

built in wardrobe and window to rear aspect.

BEDROOM 3

window to front aspect.

BATHROOM

shower over bath, wash basin, heated towel rail, wall mirror and window to side aspect.

WC

toilet and window to side aspect.

OUTSIDE

open front garden principally laid to lawn with shrub borders, path to front door and path to covered side passage with access to 2 brick built store room, outside WC, door to kitchen and door to enclosed rear garden principally laid to lawn with patio, borders and shed.

LETTING AGENT NOTES

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

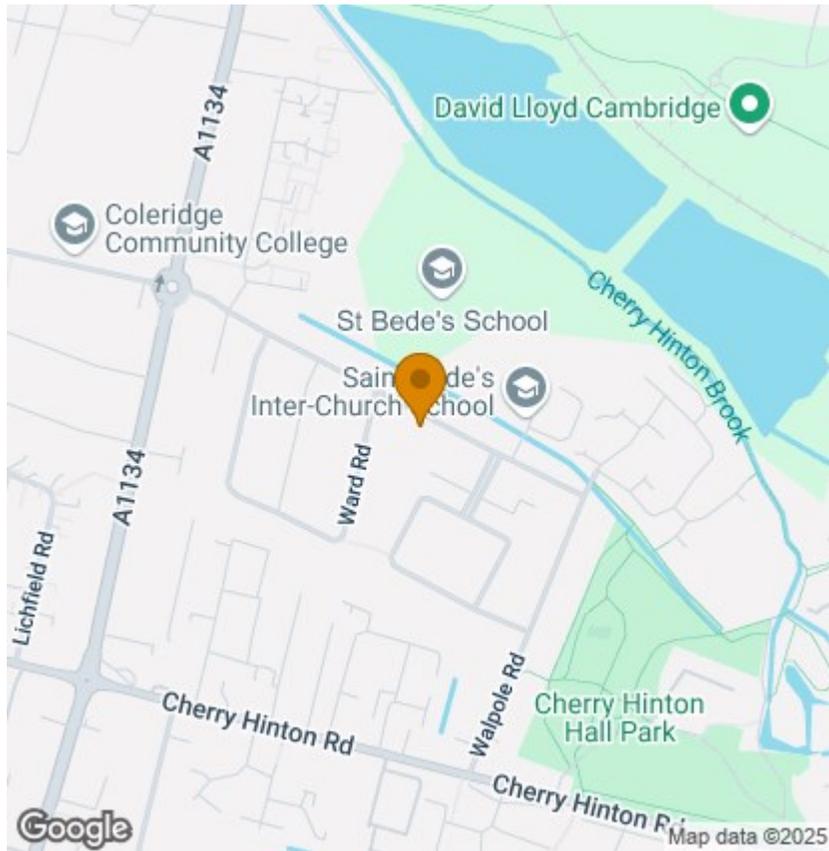
Term - Minimum 6 month tenancy

Holding Deposit - £483

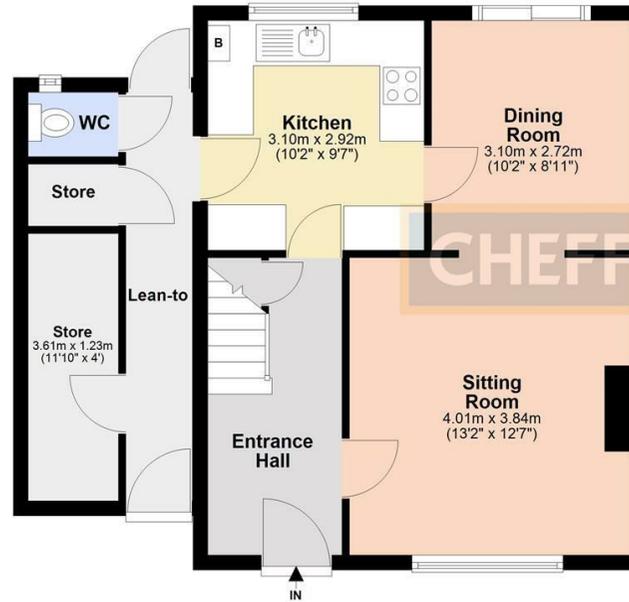
Deposit - £1,932



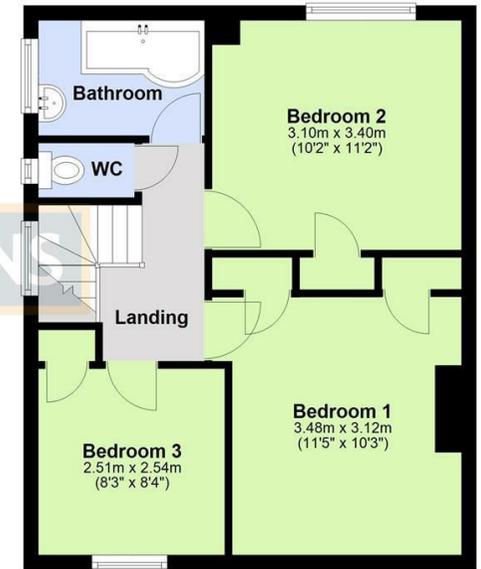




Ground Floor
Approx. 41.5 sq. metres (446.5 sq. feet)



First Floor
Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 83.1 sq. metres (894.6 sq. feet)

Floor area excludes Lean-to, Stores and ground floor WC
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC	
England & Wales	

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.