Hartington Grove, Cambridge, CB1 7UB

CHEFFINS

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£2,300 PCM

- Available 01/10/2026
- Unfurnished
- EPC: C
- Council Tax Band: E
- Gas Central Heating
- Off Street Parking & Garage
- Garden

A well presented 3 bedroom detached house with extensive off street parking located in a highly desirable residential area with easy access to Cambridge train station, Addenbrooke's Hospital and the historic city centre. The accommodation comprises entrance hall, kitchen, generous living room, cloakroom, 2 double bedrooms, 1 single bedroom, bathroom and wc. Large private driveway, single garage, covered passage and enclosed rear garden. We regret no sharers. Unfurnished. Available from 01/10/2026. EPC: C and Council Tax Band: E.

LOCATION

Located in a sought after residential area within the Queen Edith's ward of Cambridge. The property is well served with a good range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (0.8 mile), Addenbrooke's Biomedical Campus (1.0 mile) and Cambridge city centre (1.1 miles). Distances approximate.

ENTRANCE HALL
stairs rising to first floor with cupboard beneath and doors to respective rooms.

CLOAKROOM
wc, corner hand basin, wall shelf and window to side passage.

KITCHEN
newly fitted kitchen with base and wall units, work tops, sink with window to rear aspect above, integrated appliances including oven, electric hob with extractor hood above, slimline dishwasher and fridge with ice box (additional fridge freezer and washing are located in the garage accessed via covered passage), pantry, cupboard housing gas central heating boiler, door to covered passage and door to:

LIVING ROOM
dual aspect with windows to front and rear aspects and fitted book shelves to alcove.

STAIRS/LANDING
staircase with window to side aspect, linen cupboard and doors to respective rooms.

BEDROOM 1
built in double wardrobe and window to front aspect.

BEDROOM 2
built in double wardrobe and window to rear aspect.

BEDROOM 3
window to front aspect.

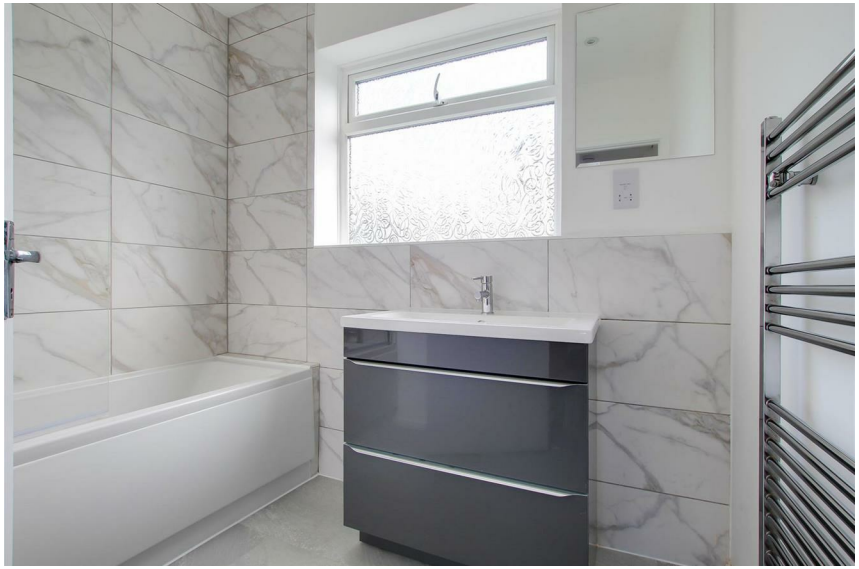
BATHROOM
shower over bath with glass shower screen, wash basin with vanity unit below, heated towel rail, wall mirror and window to rear aspect.

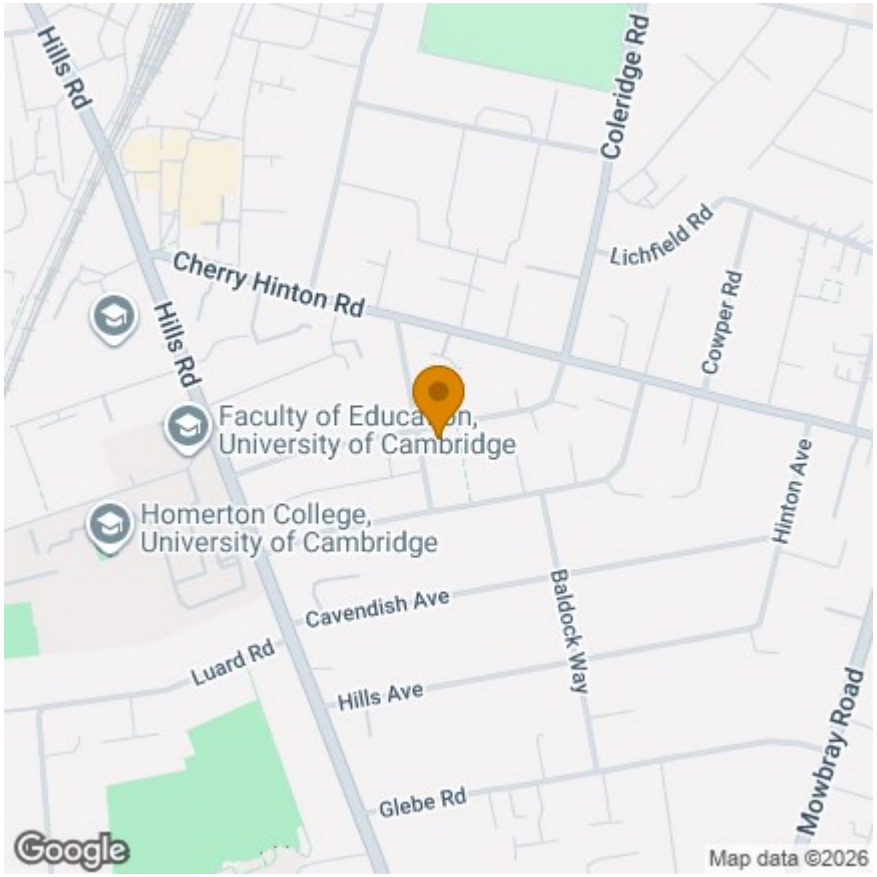
WC
wc and window to side aspect.

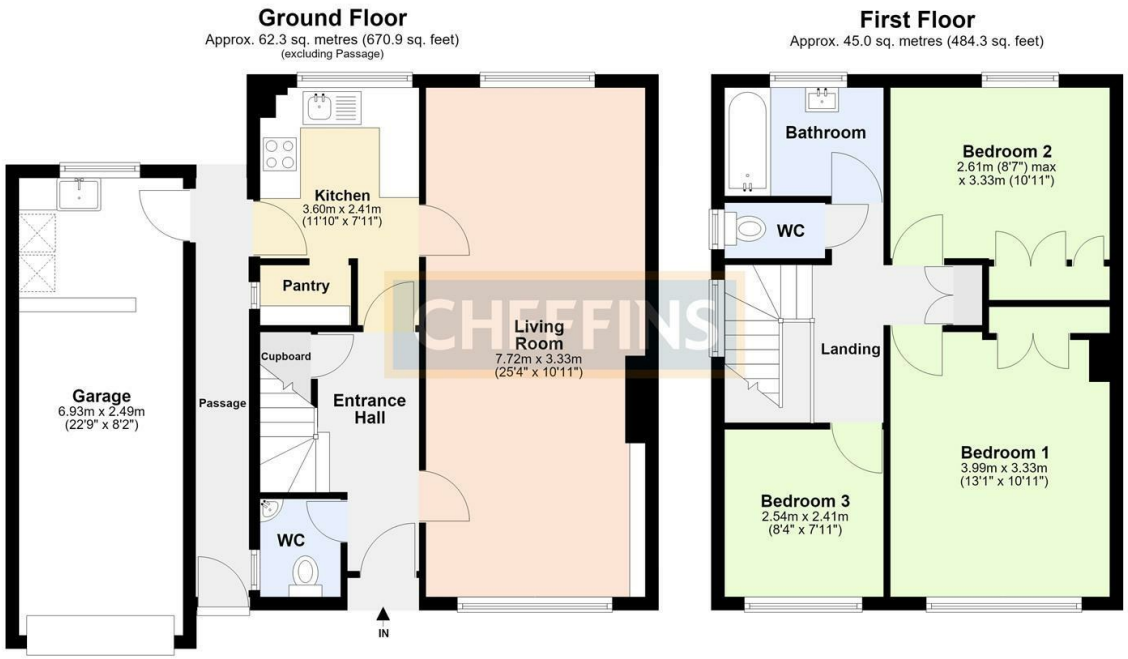
OUTSIDE
brick paved driveway providing ample off street parking and access to entrance door, single garage and door to covered passage leading to enclosed rear garden principally laid to lawn with patio and borders. Single garage with up and over door and partition wall to utility area with butlers sink, washing machine, fridge freezer, window to rear aspect and door to passage.

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

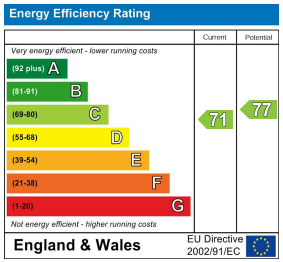
Holding Deposit - £530
Deposit - £2653







Total area: approx. 107.3 sq. metres (1155.2 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

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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.