

Hills Road, Cambridge, CB2 0QG

CHEFFINS

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# Hills Road

Cambridge,
CB2 0QG

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## £2,100 PCM

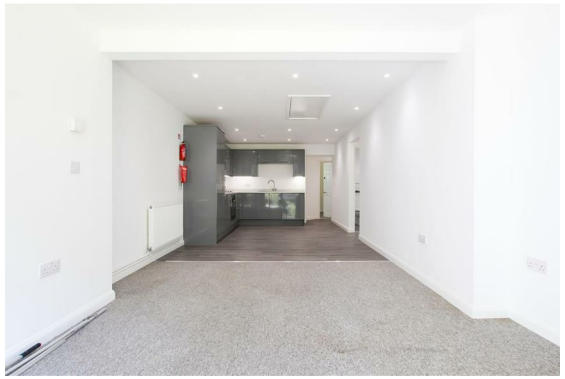



- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: E
- Gas Central Heating
- RENT INCLUSIVE OF UTILITY BILLS
- Off Street Parking for 1 Car
- Patio & Communal Garden

A spacious 3 bedroom single storey dwelling forming part of a small residential development set back down a driveway off Hills Road. The accommodation comprises entrance hall, open plan living room/kitchen, 2 double bedrooms, 1 single bedroom, study and 2 shower rooms. Off street parking and access to communal gardens. Unfurnished. Rent inclusive of utility bills. Available now. EPC: C and Council Tax Band: E.









## LOCATION

Set back down a driveway off Hills Road, close to the boundary of the Addenbrooke's Hospital campus in the Queen Edith's ward of Cambridge, the property enjoys an excellent location. It is particularly convenient for access to Addenbrooke's Hospital and the Cambridge Biomedical Campus (approximately 0.3 miles). The property is also well placed for Cambridge railway station and the CB1 Business District (around 1.3 miles), as well as Cambridge City Centre (approximately 1.7 miles). A range of local amenities are available nearby. (All distances are approximate.)

**ENTRANCE HALL**
doors to bedrooms 1 & 2, study and shower/utility room off and doorway to:

**OPEN PLAN LIVING ROOM/KITCHEN**
kitchen area fitted with base and wall units, work tops, sink and integrated appliances including oven, electric hob with extractor hood above, fridge freezer and dishwasher. Open to living area with window and door to side aspect open onto private patio and communal garden and doorway to inner hallway with bedroom 3 and shower room off.

**BEDROOM 1**
built in wardrobe with sliding doors, vaulted ceiling, window ro rear aspect and Velux skylight.

**BEDROOM 2**
vaulted ceiling, 2 windows to front aspect and 2 Velux skylights.

**STUDY**
vaulted ceiling, window to side aspect and Velux skylight.

**SHOWER ROOM/UTILITY**
shower enclosure, wc, wash basin with mirror above, window to side aspect and work top with washer dryer beneath.

**BEDROOM 3**
fitted double wardrobe and window to side aspect.

**SHOWER ROOM**
shower enclosure, wc, wash basin with vanity unit below and mirrored cabinet above and heated towel rail.

**OUTSIDE**
shared gravel driveway with allocated parking for 1 car. Private patio to the rear (accessed of the living room) open to the communal garden principally laid to lawn with mature tree and shrub borders.

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

Holding Deposit - £484
Deposit - £2423





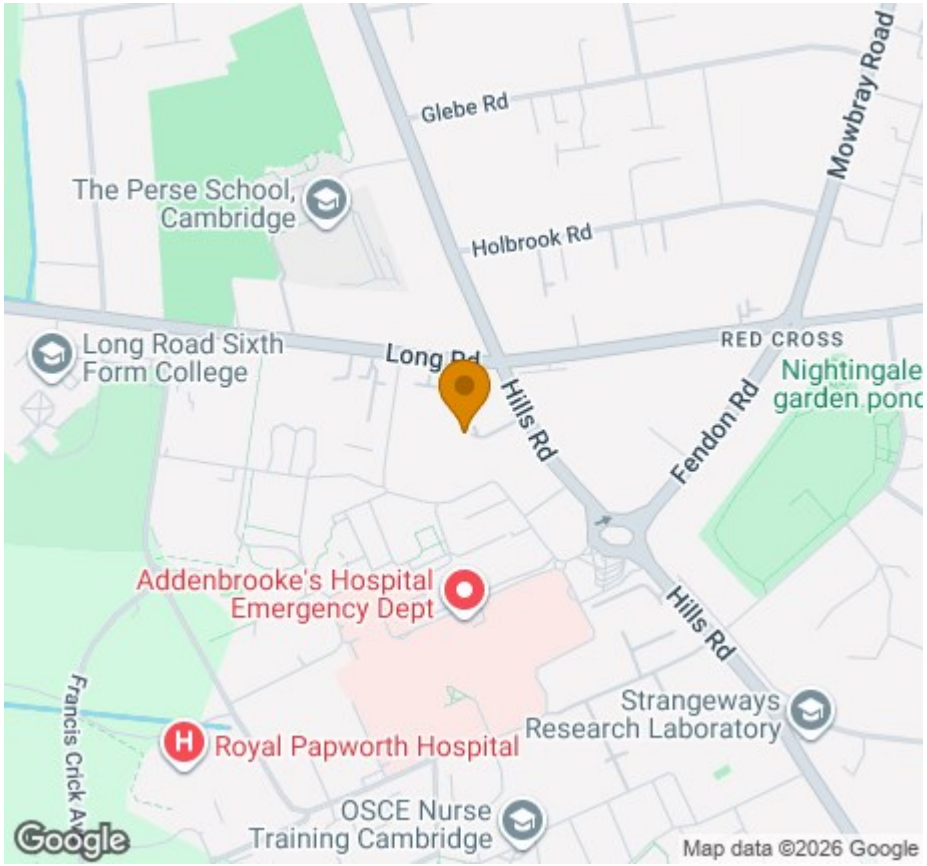


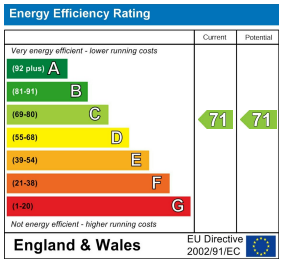






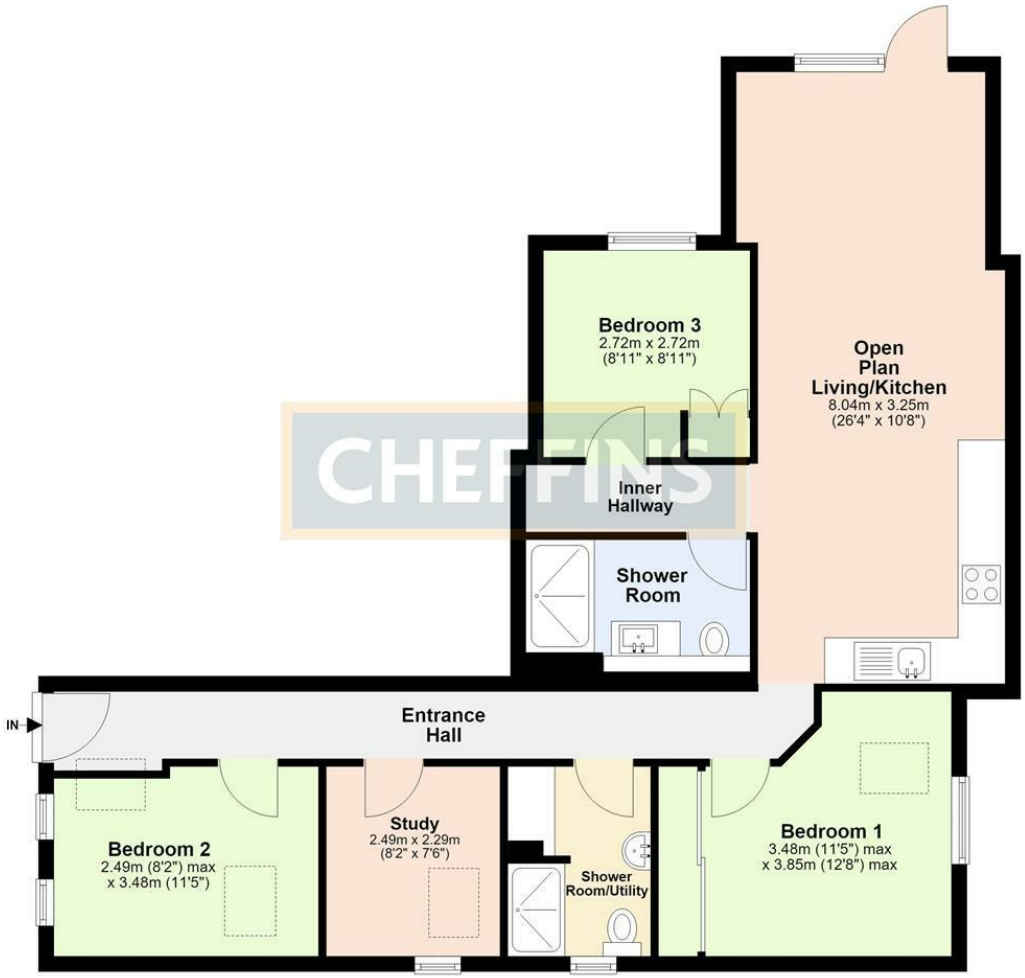





## Ground Floor

Approx. 84.0 sq. metres (904.2 sq. feet)




Total area: approx. 84.0 sq. metres (904.2 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

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.