



Union Lane, Cambridge, CB4 1QB

CHEFFINS

Union Lane

Cambridge,
CB4 1QB

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: F
- Gas Central Heating
- Garden
- Allocated Parking

A well presented 5 bedroom town house located in Chesterton. The accommodation arranged over 3 floors comprises entrance hall, living room, kitchen, cloakroom, 4 double bedrooms, study/bedroom 5 and 3 bathrooms (2 en suite shower rooms). Enclosed rear garden and 2 allocated parking spaces. We regret no pets or sharers. Unfurnished. Available now. EPC: C and Council Tax Band: F.

 5  3  2

£1,850 PCM





LOCATION



The property is located in the heart of Chesterton close to a good range of local amenities on the nearby High Street. Cambridge city centre is approximately 1.5 miles away and the location is convenient for access to the Science Park, A14/M11 and Cambridge and Cambridge North railway stations.

ENTRANCE HALL

stairs rising to 1st floor. The cloakroom, kitchen and living room are accessed off the entrance hall.

CLOAKROOM

wc, wash basin and window to front aspect.

KITCHEN

fitted kitchen with base and wall units, work surfaces, sink with window to front aspect above, oven, gas hob with extractor above, fridge freezer, dishwasher and washing machine.

LIVING ROOM

under stairs storage cupboard, window to rear aspect and patio doors to rear aspect with access to garden.

STAIRS/FIRST FLOOR LANDING

airing cupboard and stairs rising to the second floor. Bedrooms 1 & 2 are accessed off the first floor landing.

BEDROOM 1

fitted wardrobe, window to rear aspect and patio doors to Juliet balcony and door to:

EN SUITE SHOWER ROOM

shower enclosure, wc, wash basin with mirror above and heated towel rail.

BEDROOM 2

2 windows to front aspect and door to:

EN SUITE SHOWER ROOM

with shower, toilet, wash basin with wall mounted mirror above and heated towel rail.

STAIRS/SECOND FLOOR LANDING

bedrooms 3 & 4, study/bedroom 5 and the bathroom are accessed off the second floor landing.

BEDROOM 3

fitted wardrobe and 2 windows to rear aspect.

BEDROOM 4

window to front aspect.

BEDROOM 5

window to front aspect.

BATHROOM

bath, separate shower, wc and wash basin.

GARDEN

enclosed rear garden predominantly laid to lawn with patio and rear gates with access to allocated parking.

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 - £426

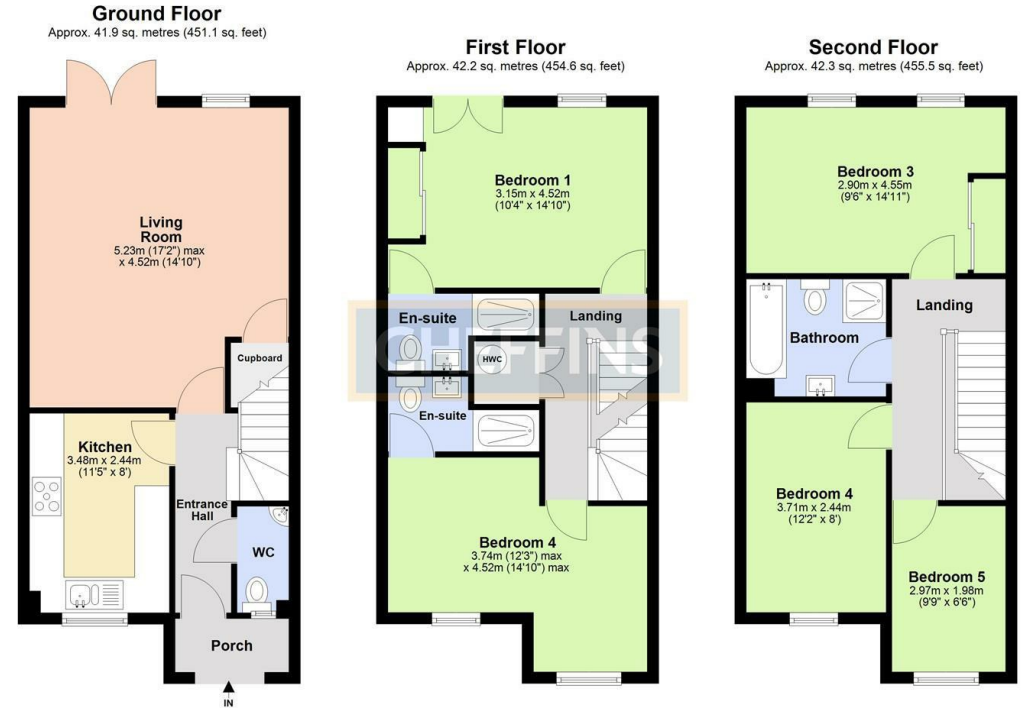
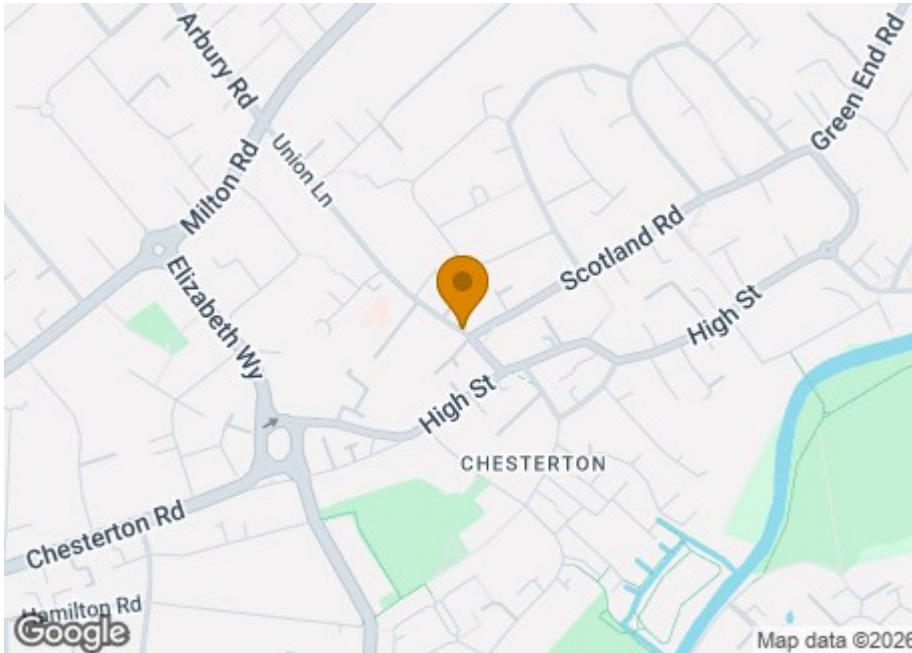
Deposit - £2134







| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 74 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



Total area: approx. 126.5 sq. metres (1361.2 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: 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.

