



Greville Road, Cambridge, CB1 3QJ

CHEFFINS

Greville Road

Cambridge,
CB1 3QJ

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Off Street Parking
- Garden

A well presented 4 bedroom semi detached house in a highly sought after and extremely convenient south city location. The accommodation arranged over 3 floors comprises entrance hall, stunning open plan kitchen/living room, sitting room, utility, cloakroom, principle bedroom with en-suite and walk-in wardrobe, 2 further double bedrooms, 1 single bedroom and bathroom. Off street parking and rear garden. We regret no sharers. Unfurnished. Available now. EPC: C and Council Tax Band: D.

4 2 2

£2,500 PCM





LOCATION

Located within the desirable Romsey ward of Cambridge the property is served by an excellent range of local amenities on nearby Mill Road. Further amenities can be found in Cambridge city centre (0.9 miles) and Cambridge Retail Park (1.2 miles). The location provides excellent access to Cambridge Trian Station and CB1 Business District (0.5 miles) and Addenbrooke's Hospital (1.8 miles). (Distances approximate).



ENTRANCE HALL

doors to cloakroom, kitchen/dining room and sitting room off and stairs rising to first floor with cupboard beneath housing hot water cylinder and gas central heating boiler.

CLOAKROOM

wc, wash basin with vanity unit below, heated towel rail and frosted window to front aspect.

OPEN PLAN KITCHEN/LIVING ROOM

living area with patio doors to veranda and rear garden, further window to rear aspect and window to side aspect and lantern. Kitchen area fitted with base and wall units, works tops with breakfast bar, sink, integrated appliances including oven, combination microwave oven, induction hob with extractor above, fridge freezer and dishwasher and door to:

UTILITY ROOM

base unit, work top, sink, space and plumbing for a washing machine and door to side passage.

SITTING ROOM

feature log burner style gas stove and bay window to front aspect.

STAIRS/FIRST FLOOR LANDING

2 small windows to side aspect. Doors to bedrooms 2, 3 & 4 and family bathroom, built in cupboard and stairs rising to second floor. ,

BEDROOM 2

window to rear aspect and door to:

EN-SUITE WC

wc, corner basin with vanity unit below, heated towel rail and window to rear aspect.

BEDROOM 3

window to front aspect.

BEDROOM 4

2 windows to front aspect.

FAMILY BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity unit below and illuminated mirror above, heated towel rail and 2 windows to rear aspect.

STAIRS/SECOND FLOOR LANDING

Velux skylight and small window to side aspect. Door to:

BEDROOM 1

2 windows to rear aspect, opening to walk-in wardrobe to the rear with Velux skylight and eaves storage and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with vanity unit below, heated towel rail and 2 window to rear aspect.

OUTSIDE

brick paved driveway to the front providing off street parking for up to 2 cars and side gate to passage leading to enclosed rear garden principally laid to lawn with patio, flower borders and shed. NOTE: there is a section of garden beyond the rear fence which can be included in the tenancy if wanted.

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 - £576

Deposit - £2884







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-44)		
Not energy efficient - higher running costs		
England & Wales	70	82
EU Directive 2002/91/EC		

Ground Floor
Approx. 69.3 sq. metres (745.9 sq. feet)



First Floor
Approx. 44.1 sq. metres (475.2 sq. feet)



Second Floor
Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 144.7 sq. metres (1557.3 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.

