



Blinco Grove, Cambridge, CB1 7TT

**CHEFFINS**

## Blinco Grove

Cambridge,  
CB1 7TT

- Minimum 6 Month Tenancy
- Available Now
- Furnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Off Street Parking Space
- Garden

AVAILABLE FOR SHARERS - 4 bedroom semi detached house available to a group of professional sharers located in a sought after residential area on the south side of the city. The accommodation comprises entrance hall, living room, kitchen, bathroom and 4 double bedrooms. Further benefits include a lean to, enclosed rear garden and 1 off street parking space. Furnished. Available now. EPC: D and Council Tax Band: E.



# £2,400 PCM





## 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 (1.3 mile), Addenbrooke's (1.3 mile) and Cambridge city centre (1.3 miles). Distances approximate.



## ENTRANCE HALL

with stairs rising to first floor. Bedroom 3 and the living room are accessed off the entrance hall.

## BEDROOM 3

with bay window to front aspect. Furniture includes double bed, sofa, desk and floor standing mirror.

## LIVING ROOM

with under stairs storage cupboard and window to rear aspect. Furniture includes corner sofa, dining table with chairs and wall mounted TV. Doorway to:

## KITCHEN

fitted with base and wall units, work tops, sink with window to side aspect above, integrated appliances including oven, ceramic hob with extractor above, fridge freezer and slim dishwasher and microwave. Door to lean to and door to:

## BATHROOM

with bath, shower, WC, wash basin with wall mounted mirror above, heated towel rail and windows to side and rear aspects.

## STAIRS/LANDING

with fitted cupboard. Bedrooms 1, 2 and 4 are accessed off the landing.

## BEDROOM 1

with 2 windows to front aspect, 2 sets of fitted wardrobes. Furniture includes double bed, chest of drawers and wall mounted TV.

## BEDROOM 2

with window to rear aspect and built in wardrobe. Furniture includes double bed and wall mounted TV.

## BEDROOM 4

with window to rear aspect and fitted shelves. Furniture includes double bed, wardrobe and wall mounted TV.

## LEAN TO

accessed off the kitchen. Housing washer dryer and gas fired boiler and with door to side aspect and door to:

## GARDEN

predominantly laid to lawn with patio. (The garage/shed is not included)

## LETTING AGENT NOTES

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

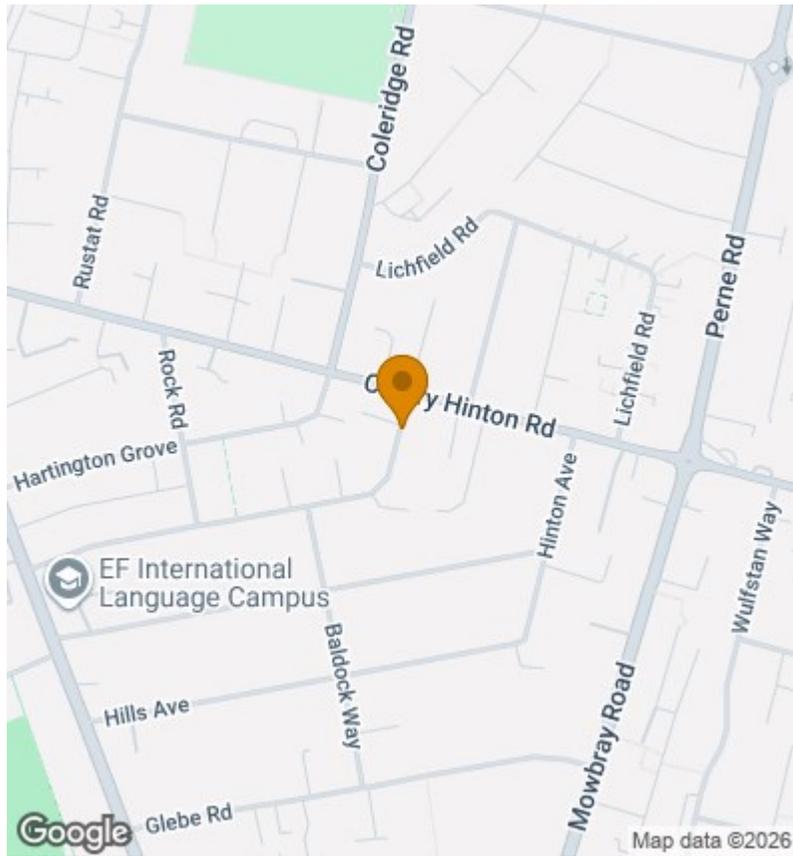
Term - Minimum 6 month tenancy

Holding Deposit - £553

Deposit - £2769







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

**Ground Floor**  
Approx. 39.4 sq. metres (423.8 sq. feet)



**First Floor**  
Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 80.2 sq. metres (862.8 sq. feet)

Floor area excludes the Lean-to  
Plan produced using PlanUp.

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.