



Hartington Grove, Cambridge, CB1 7UE

CHEFFINS

Hartington Grove

Cambridge,
CB1 7UE

- Minimum 12 month tenancy
- Available from 18/06/2025
- Unfurnished
- EPC: C
- Council Tax Band: E
- Gas Central Heating
- Garden
- Permit Parking

A 3 bedroom bay fronted Victorian residence with well proportioned accommodation in this prestigious south city location. The accommodation comprises 2 reception rooms, spacious kitchen/breakfast room, 3 double bedrooms and bathroom. Enclosed rear patio garden. We regret no sharers and no pets. Unfurnished. Available from 18/06/2025. EPC: D and Council Tax Band: E.

 3
  1
  2

£1,650 PCM





LOCATION



Located 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 (1.2 miles), Addenbrooke's (1.2 miles) and Cambridge city centre (2.0 mile). Distances approximate.

ENTRANCE HALL

stairs rising to first floor with 2 cupboards beneath. The sitting room, dining room and kitchen are accessed off the entrance hall.

SITTING ROOM

bay window to front aspect and fitted shelving to alcoves.

DINING ROOM

patio doors to rear aspect and fitted shelving and cabinet to alcoves.

KITCHEN/BREAKFAST ROOM

Base units, work tops, sink with window to rear aspect above, 4 ring gas hob, oven, fridge freezer and washing machine, door to rear garden, further window side aspect and 2 built in cupboards.

STAIRS/FIRST FLOOR LANDING

fitted cupboard. The bedrooms and bathroom are accessed off the landing

BEDROOM 1

built in wardrobe and two windows to front aspect.

BEDROOM 2

built in wardrobe, fitted shelving and drawers to alcoves and window to rear aspect.

BEDROOM 3

built in wardrobe and window to rear aspect.

BATHROOM

shower over bath, wc, wash basin, mirrored cabinet and window to side aspect.

OUTSIDE

enclosed rear patio garden with gate access to the rear.

LETTING AGENT NOTES

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

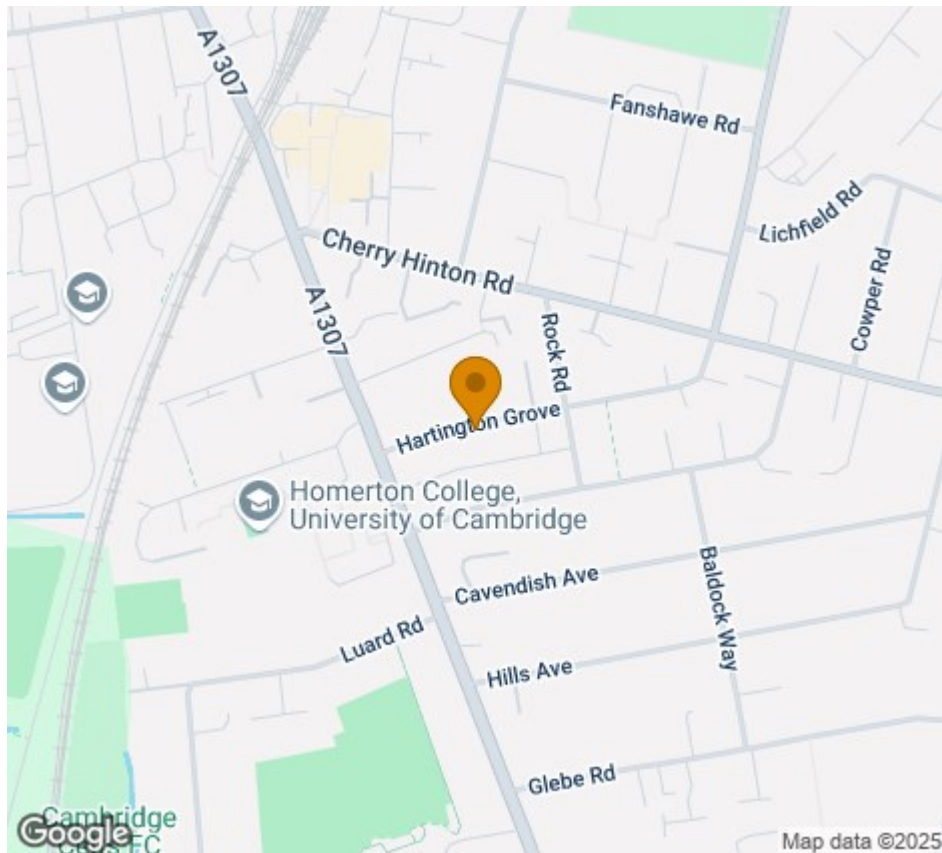
Term - Minimum 12 month tenancy

Holding Deposit - £380

Deposit - £1903



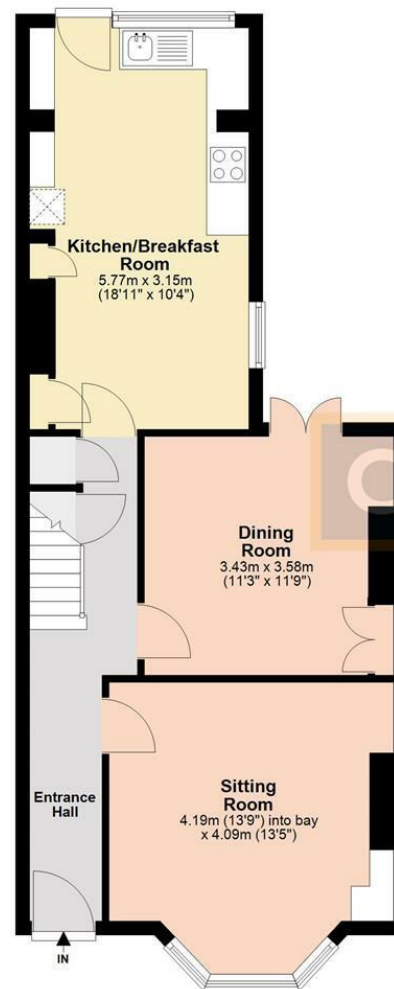




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

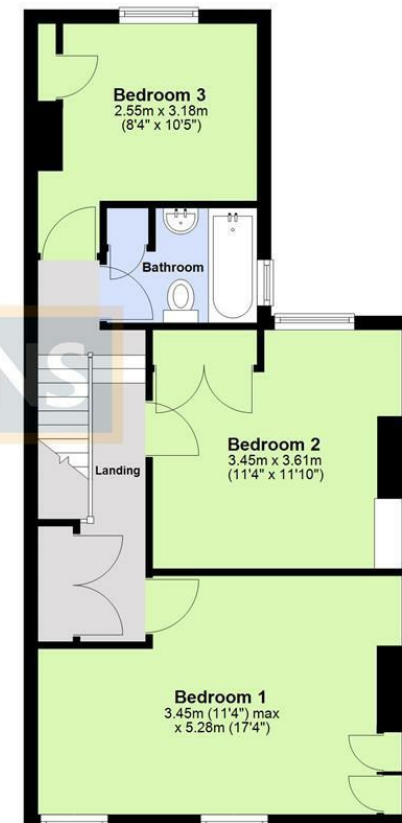
Ground Floor

Approx. 56.3 sq. metres (606.0 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



Total area: approx. 107.1 sq. metres (1152.8 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.