



High Street, Chesterton, Cambridge, CB4 1NX

**CHEFFINS**

## High Street

Chesterton, Cambridge,  
CB4 1NX

**\*\* Fully Booked for viewings please call the office to be added to the cancellation list\*\***

A well presented 2 bedroom Victorian end terrace house located on Chesterton High Street. The accommodation comprises sitting room, dining room, kitchen, 1 double bedroom, 1 single bedroom and bathroom. The property further benefits with generous rear garden with separate studio/office. We regret no pets or sharers. Unfurnished. Available from 25/08/2025. EPC: D and Council Tax Band: C

### LOCATION

The property is located in the north Cambridge ward of East Chesterton and on the High Street offering a good range of local amenities. The position is convenient for access to the historic City Centre, Cambridge Science Park and Cambridge North train station as well as access to the A14 at Junction 33 providing access to the A1 and the North and the M11 and the South.

 2  1  2

**£1,450 PCM**





## ENTRANCE DOOR

to:

## SITTING ROOM

with feature fireplace (not in use), window to front aspect and door to:

## DINING ROOM

with feature fireplace (not in use), fitted cabinet to alcove, stairs rising to first floor with storage cupboard beneath, window to rear aspect and door to:

## KITCHEN

with base and wall units, work tops, sink with window to rear aspect above, integrated appliances including oven, gas hobs with extractor above, fridge with ice box, slim dishwasher and washing machine, further window to side aspect and side door with access to garden.

## STAIRS/LANDING

with linen cupboard. The bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

with feature fireplace (not in use), 2 fitted wardrobes and 2 windows to front aspect.

## BEDROOM 2

with window to rear aspect.

## BATHROOM

with bath, separate shower, WC, wash basin with mirror above, heated towel rail, fitted shelves and window to rear aspect.

## OUTSIDE

### REAR GARDEN

enclosed rear garden predominantly laid to lawn with patio, garden studio/shed with power and mature shrub borders.

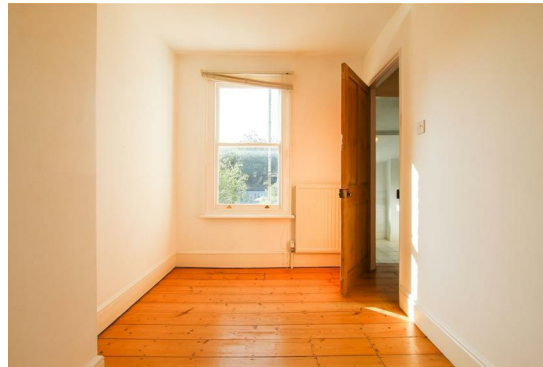
### LETTING AGENT NOTES

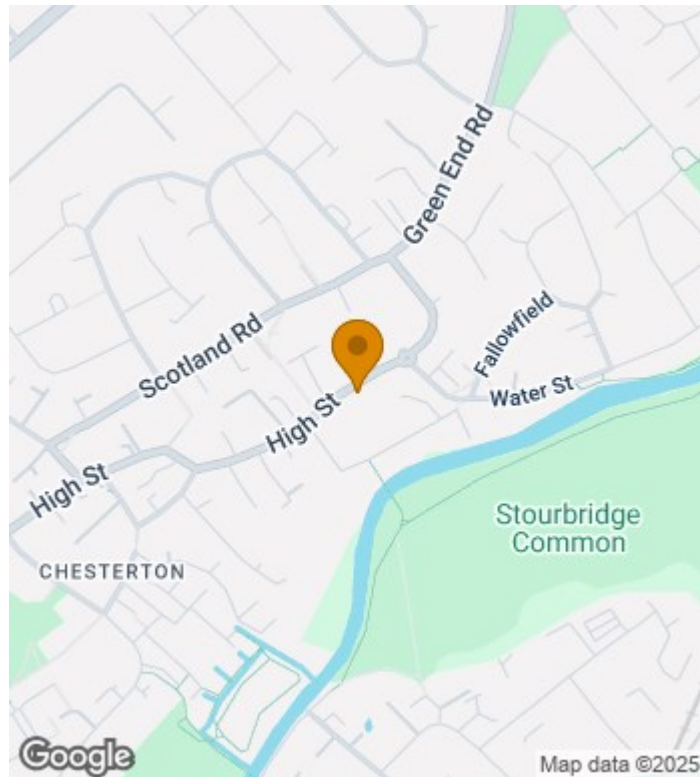
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £334

Deposit - £1673





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		55
(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

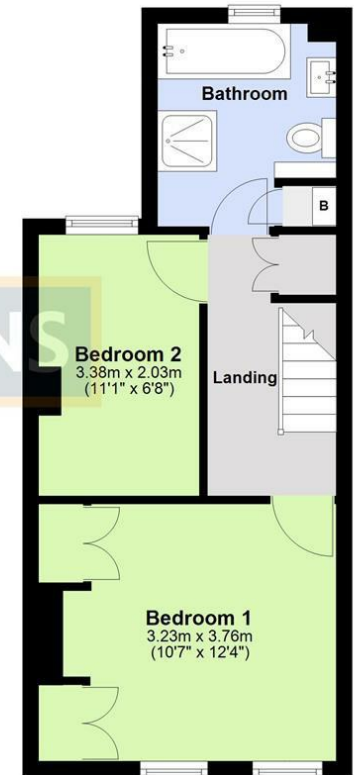
## Ground Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.3 sq. feet)



Total area: approx. 64.9 sq. metres (698.3 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.



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