

Norwich Street, Cambridge, CB2 1NE

CHEFFINS

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3 1 2

£2,350 PCM



- Available NOW
- Unfurnished
- Gas Central Heating
- EPC: D
- Council Tax Band: D
- Courtyard Garden
- Permit Parking

A delightful 3 bedroom Victorian terrace house in a desirable city location off Hills Road with easy access to the historic city centre and train station. The accommodation comprises entrance hall, sitting room, dining room, kitchen, garden room, 3 double bedrooms and bathroom. Enclosed courtyard garden. We regret no sharers. Unfurnished. Available NOW. EPC: D and Council Tax Band: D.









LOCATION

The property is situated in the Market Ward, Cambridge, on a highly sought-after residential street near the Cambridge University Botanic Gardens. A wide range of local amenities are within easy reach, and the location offers excellent connectivity to Cambridge Railway Station and the CB1 Business District (approximately 0.5 miles), Cambridge's historic city centre including Market Square (approximately 0.7 miles), and Addenbrooke's Hospital (approximately 1.8 miles). Distances are approximate.

ENTRANCE HALL
stairs rising to first floor and doors with access to dining room and:

SITTING ROOM
feature cast iron fireplace (not in use) with fitted cabinets to alcoves either side and sash window to front aspect.

DINING ROOM
2 sets of built in cupboards, under stairs cupboard, wood flooring, patio doors to rear garden and door to:

KITCHEN
fitted with base and wall units, work tops, sink with window to side aspect above, integrated oven, gas hob with extractor above and fridge freezer, freestanding washing machine and tumble dryer, gas central heating boiler, side door and further door to the rear to:

GARDEN ROOM
double glazed and with sliding patio door to courtyard garden.

STAIRS/FIRST FLOOR LANDING
stairs rising to second floor. Bedrooms 1 & 2 and the bathroom are accessed off the first floor landing.

BEDROOM 1
feature cast iron fireplace (not in use), built in cupboard and wardrobe to alcoves and sash window to front aspect.

BEDROOM 2
wash basin and sash window to rear aspect.

BATHROOM
shower over bath, wash basin, wc, heated towel rail and frosted window to side aspect.

STAIRS/SECOND FLOOR LANDING
window to rear aspect and door to:

BEDROOM 3
built in eaves storage, fitted shelving, Velux skylight to front aspect and window to rear aspect.

COURTYARD GARDEN
brick wall enclosed courtyard garden to the rear principally paved and with flower borders and mature shrubs.

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

Holding Deposit - £542
Deposit - £2711











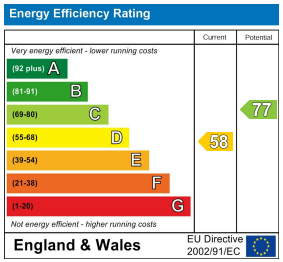








Total area: approx. 98.5 sq. metres (1060.7 sq. feet)



Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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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.