



High Street, Cherry Hinton, Cambridge, CB1 9HX

CHEFFINS

High Street

Cherry Hinton, Cambridge,
CB1 9HX

A newly refurbished 1st floor 2 bedroom maisonette located in the centre of popular and well served Cherry Hinton. The accommodation comprises open plan living room with kitchen, 2 bedrooms and bathroom. Unallocated off street Parking. We regret no sharers and no pets. Unfurnished. Available now. EPC: E and Council Tax Band: B.

LOCATION

The property is located in the heart of Cherry Hinton and conveniently close to a range of local amenities found on the High Street. The property is well placed for access to Addenbrookes (1.6 miles), Cambridge train station & CB1 Business District (2.2 miles), the city centre (2.6 miles) and the A14 and A11 (3.2 & 4.3 miles respectively). Distances approximate.



£1,400 PCM





ENTRANCE HALL

stairs rising to:

LANDING

airing cupboard. All rooms are accessed off the landing.

BATHROOM

with shower over bath, toilet, wash basin, wall mounted mirrored cabinet and heated towel rail. Window to rear aspect.

OPEN PLAN LIVING ROOM/KITCHEN

Kitchen area fitted with base and wall units, sink, oven, electric hob with extractor above, fridge freezer, slimline dishwasher, washing machine and window to rear aspect. Open to living area with window to the rear and side aspects.

BEDROOM 1

window to side and front aspects.

BEDROOM 2

with built in cupboard and window to front aspect.

PARKING

off street parking to the front off the property, available on a 'first come, first serve' basis.

LETTING AGENT NOTES

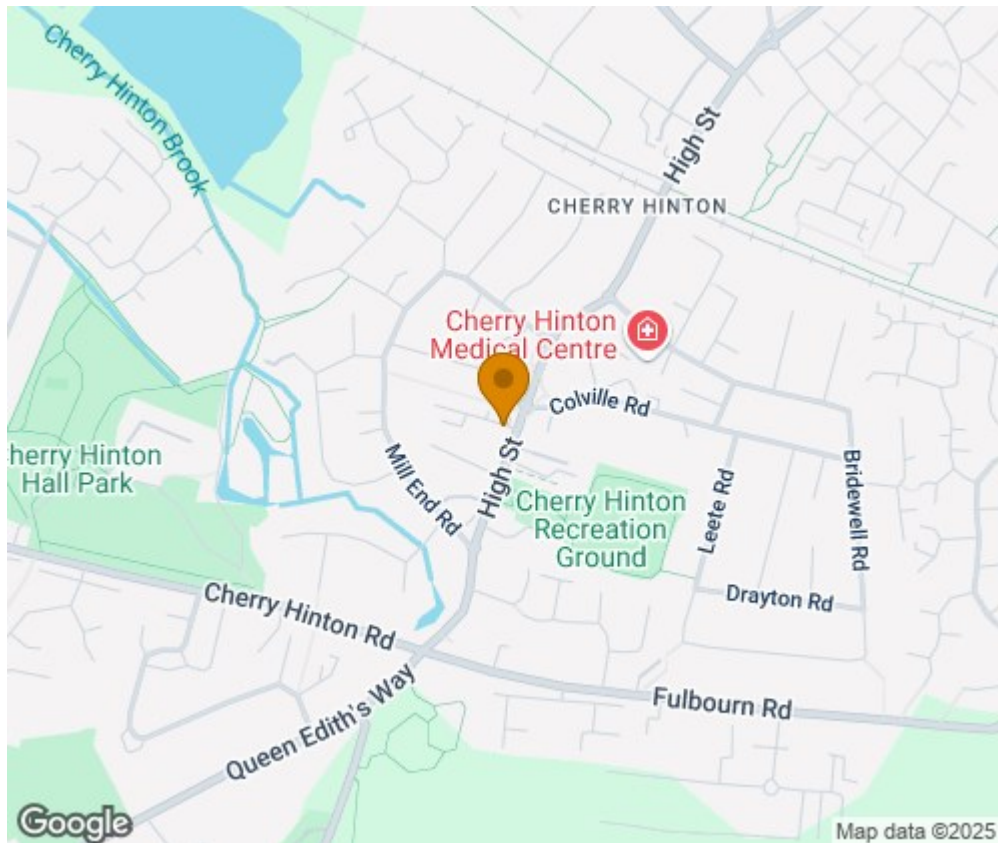
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £323

Deposit - £1615





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

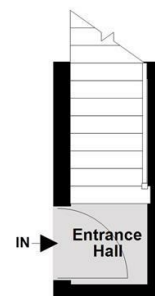
Agents note:

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.

Ground Floor
Approx. 0.8 sq. metres (8.9 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



Total area: approx. 47.7 sq. metres (513.4 sq. feet)

