



Sandy Lane, Cambridge, CB4 1HZ

CHEFFINS

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Cambridge,
CB4 1HZ

A modern 1 bedroom semi detached house located in a sought after residential area with easy access to the city centre, Science Park and A14/A10. The accommodation is ideally suited for a single occupant or couple and comprises open plan living/kitchen with integrated appliances, cloakroom, double bedroom and en-suite shower room. Off street parking. We regret no pets. Unfurnished. Available now. EPC: D and Council Tax Band: C.

LOCATION

The property is located in a desirable residential area within the West Chesterton ward of Cambridge and positioned conveniently for access to the city centre via the riverside path and access to Cambridge Science Park, Cambridge North Train Station and the A14 at Junction 33. A good range of amenities can also be found nearby on Chesterton Road.



£1,300 PCM





OPEN PLAN KITCHEN/LIVING ROOM

KITCHEN AREA

fitted kitchen with base and wall units, work tops, sink and integrated appliances including oven, electric hob with extractor above, fridge freezer, dish washer and washing machine.

LIVING AREA

with stairs rising to first floor with cloakroom beneath and windows to front and side aspects.

CLOAKROOM

located beneath the stairs with toilet and wash basin.

STAIRS/LANDING

stairs lead directly to:

BEDROOM

with full height corner window to front and side aspects and passage with access to:

EN SUITE SHOWER ROOM

with shower enclosure, toilet, wash basin with wall mounted mirror above and heated towel rail.

LETTING AGENT NOTES

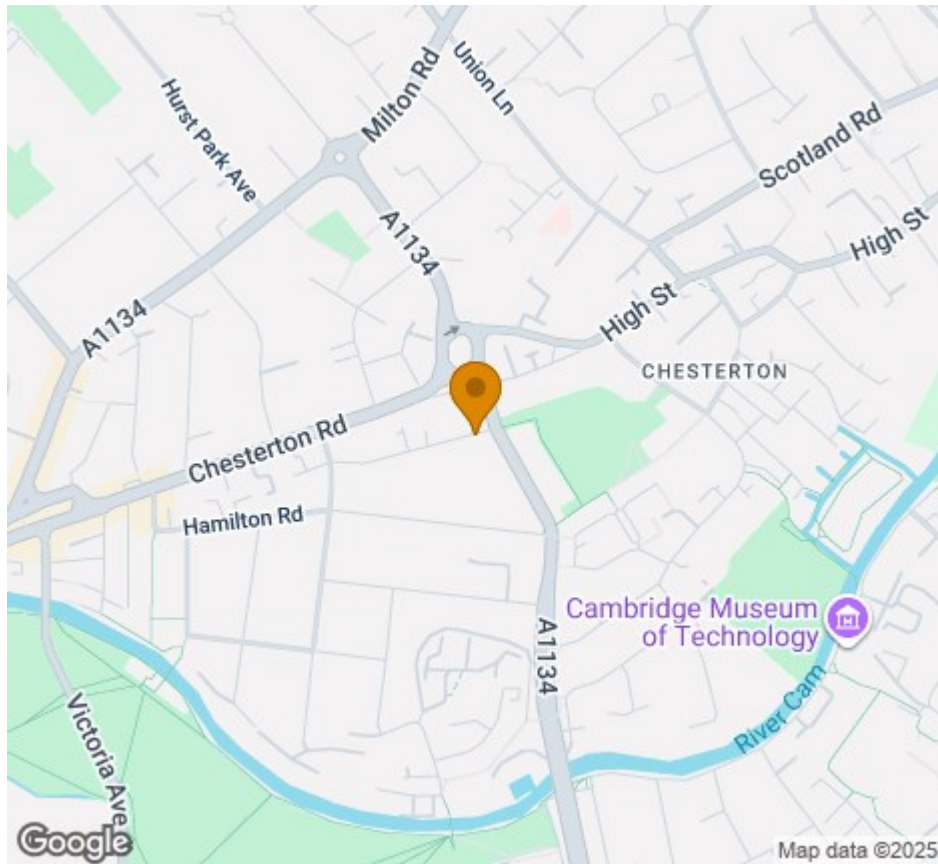
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £300

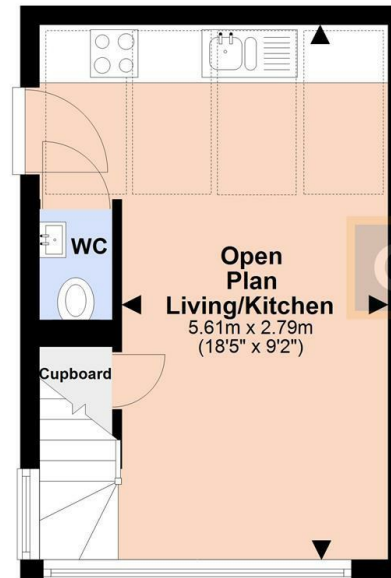
Deposit - £1500





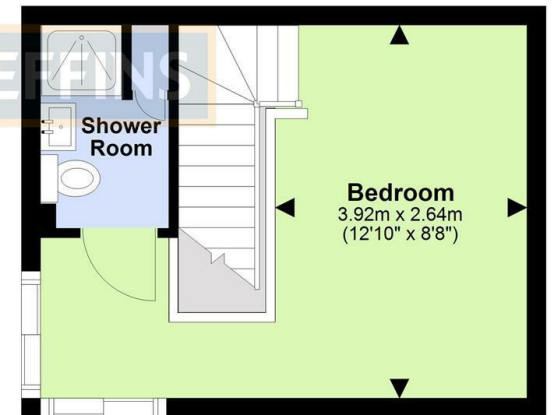
Ground Floor

Approx. 20.5 sq. metres (220.9 sq. feet)



First Floor

Approx. 19.8 sq. metres (213.4 sq. feet)



Total area: approx. 40.3 sq. metres (434.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	68
(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.

