

Malvern Road, Cambridge, CB1 9LD

CHEFFINS

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3 2 2

£1,850 PCM



- Available Now
- Furnished
- EPD: D
- Council Tax Band: C
- Gas Central Heating
- Front & Rear Gardens
- Off Street Parking

A 3 Bedroom semi detached house situated in a quiet residential pocket of Cherry Hinton with excellent convenience for local amenities and major employment hubs. This well presented home offers practical living accommodation comprising entrance hall, sitting room, kitchen with dining room off, cloakroom/utility, 2 double bedrooms, 1 single bedroom and bathroom. Further benefits include front and rear gardens, off street parking and bicycle store. We regret no sharers. Furnished. Available Now. EPC: D and Council Tax Band: C.









LOCATION

Situated in the heart of Cherry Hinton, less than 3 miles south-east of Cambridge city centre, the property is ideally located for local amenities, including independent shops, convenience stores, traditional pubs, and larger supermarkets nearby. It also offers convenient access to the Cambridge Biomedical Campus, Capital Park, and Peterhouse Technology Park, with well-regarded schools such as Colville Primary School and The Netherhall School close by.

ENTRANCE HALL
stairs rising to first floor, cupboard housing gas central heating boiler, door to sitting room and door to:

KITCHEN
base and wall units, work tops, sink, integrated oven, electric hob with extractor hood above and freestanding fridge freezer and door to understairs cupboard housing dishwasher. The kitchen is open to:

DINING ROOM
glazed lean to roof, windows and patio doors to rear aspect opening to garden and door to:

CLOAKROOM/UTILITY
work top with washing machine and tumble dryer below, wc, wash basin with vanity unit below, fitted cupboard with sliding doors, internal door to bicycle store and window to rear aspect with obscured glass.

SITTING ROOM
feature fireplace (not in use) and large window to front aspect with sofa and sofa bed.

STAIRS/LANDING
doors to bedrooms and bathroom off.

BEDROOM 1
built in wardrobe and window to front aspect.

BEDROOM 2
built in cupboard over the stairs and window to rear aspect.

BEDROOM 3
window to front aspect.

BATHROOM
shower over bath, wc, wash basin with vanity unit below, mirrored cabinet and window to rear aspect with obscured glass.

OUTSIDE
open front garden principally laid to lawn with borders, bin storage and private driveway offering off street parking and access to the bicycle store (former garage). Enclosed rear garden principally laid to lawn with decking, patio, raised beds and shed.

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

NOTE: Furnished as seen.

Holding Deposit - £426
Deposit - £2134





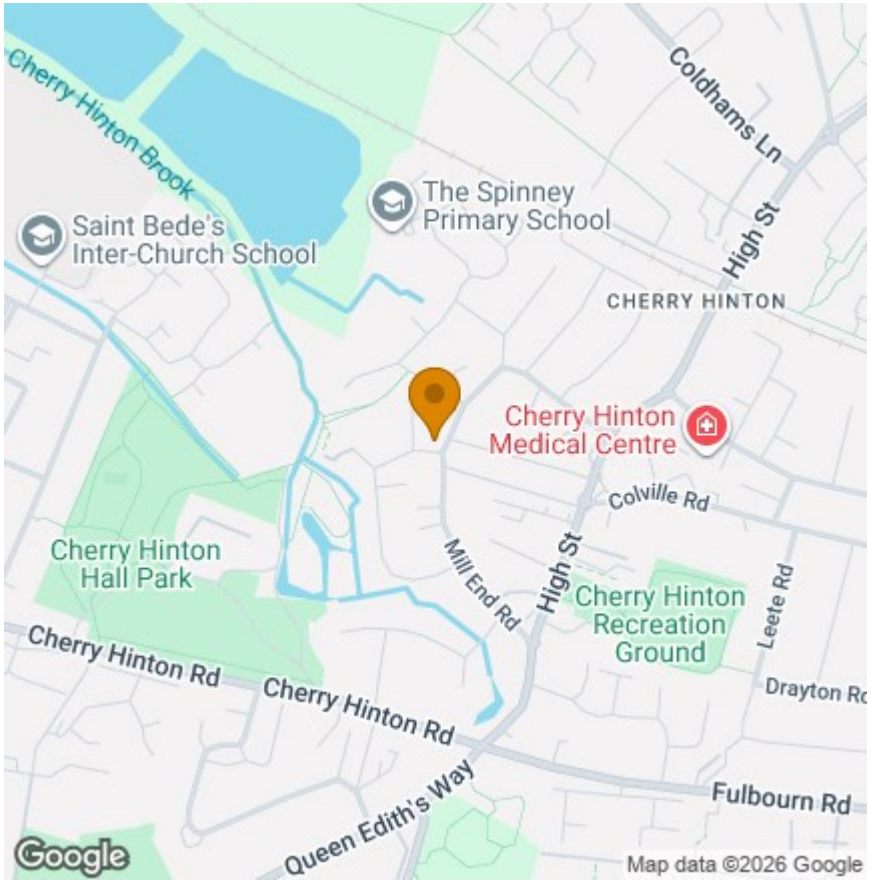


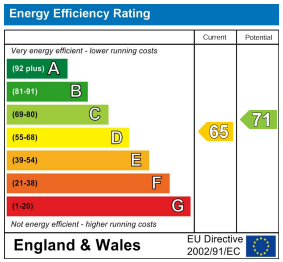


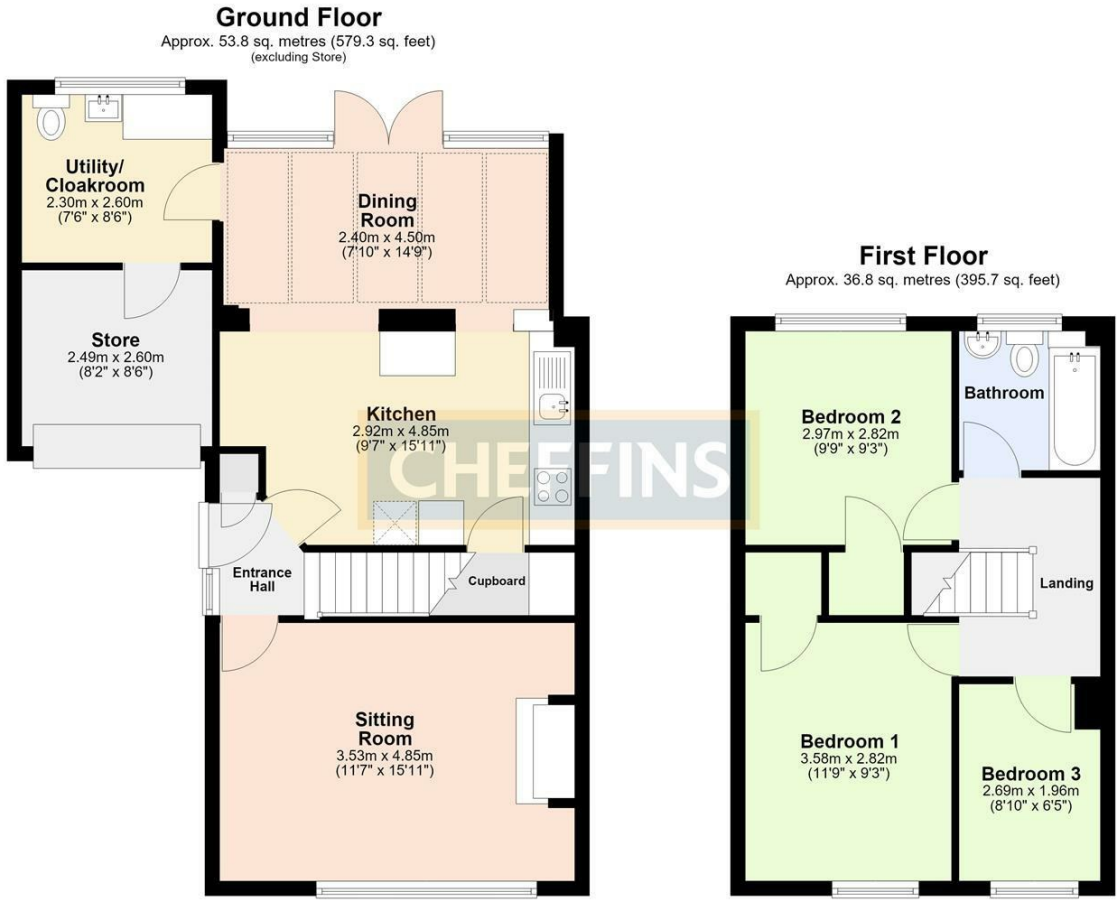












Total area: approx. 90.6 sq. metres (975.0 sq. feet)

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

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.