



Sandy Lane, Cambridge, CB4 1HZ

CHEFFINS

Sandy Lane

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. Unfurnished. Available now. EPC: D and Council Tax Band: C.

LOCATION

The property sits in a sought-after residential area within Cambridge's West Chesterton ward, offering convenient access to the city centre via the riverside path. It is also well placed for Cambridge Science Park, Cambridge North railway station, and the A14 at Junction 33. A variety of local amenities are available nearby along Chesterton Road.



£1,295 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

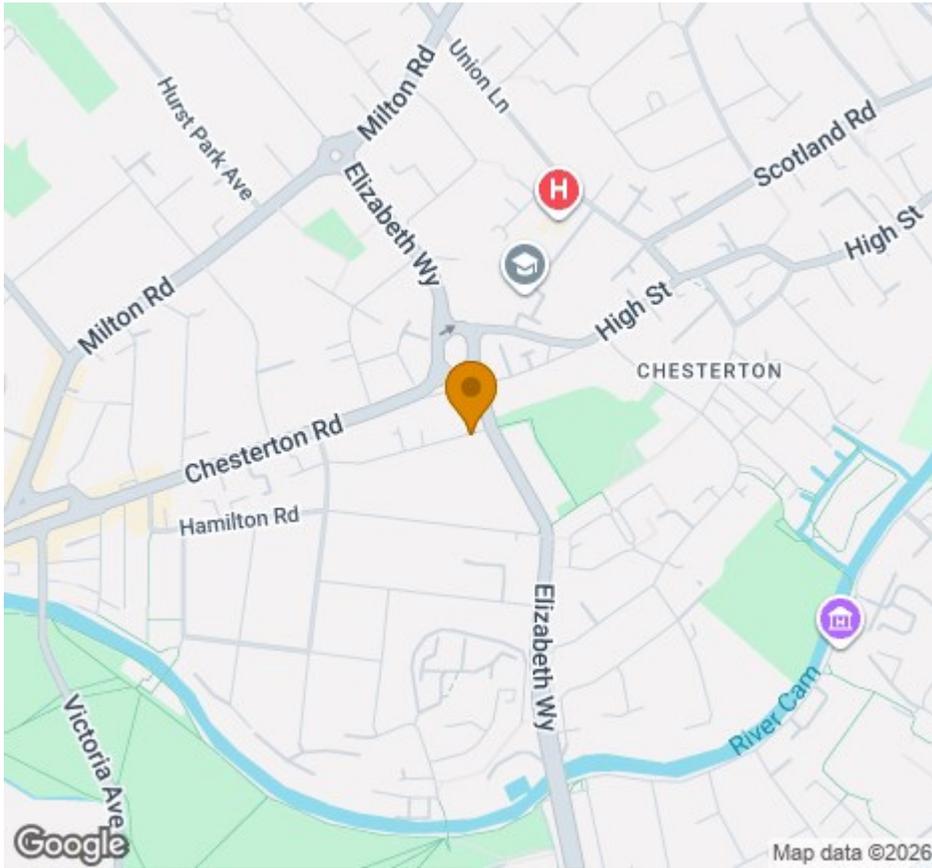
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

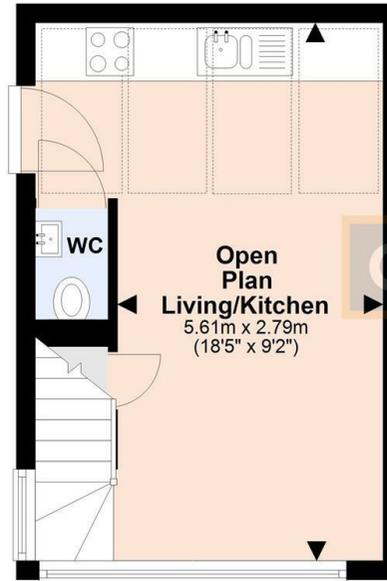
Holding Deposit - £298

Deposit - £1494

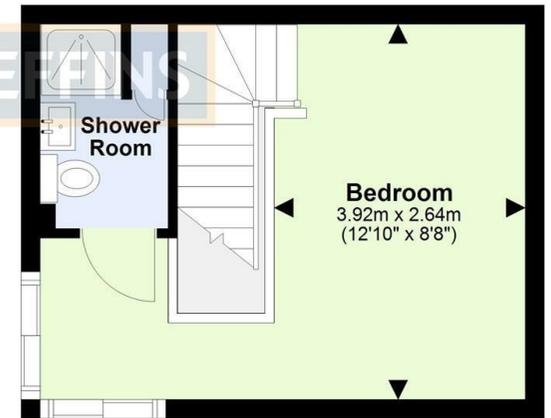




Ground Floor
Approx. 20.5 sq. metres (220.9 sq. feet)



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	
(92-100) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
68	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.

