

Knightly Avenue, Cambridge, CB2 0AL

CHEFFINS

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4 4 2

£3,550 PCM



- Available 26/10/2026
- Unfurnished
- Garden
- EPC: B
- Council Tax Band: F
- Gas Central Heating
- Double Garage with Studio

A modern 4 bedroom town house with separate studio located within the select Ninewells development on the fringe of the Addenbrooke's campus. The accommodation arranged over 3 floors comprises entrance hall, kitchen/dining room, utility and cloakroom, living room, 4 bedrooms and 3 bathrooms (2 en suite). Enclosed rear garden and double garage with studio above. We regret no sharers. Unfurnished. Available 26/10/2026. EPC: B and Council Tax Band: F.









LOCATION

Situated in the Queen Edith's ward of Cambridge the property is located off Babraham Road and sits close to the perimeter of the Addenbrooke's campus. The property is most convenient for access to Addenbrooke's Hospital (0.3 miles), the property is also well placed for access to Cambridge Train Station and the CB1 Business District (1.9 miles) and Cambridge city centre (2.2 miles). A range of local amenities can be found nearby. (distances approximate)

ENTRANCE HALL
with stairs rising to first floor landing with cupboard beneath, door to cloakroom and door to:

KITCHEN/DINING ROOM
kitchen area with modern fitted kitchen comprising base and wall units, work tops, sink and integrated appliances including oven, combination microwave oven, fridge, freezer, wine fridge, and dishwasher, island with breakfast bar and induction hob with extractor above and full height window to front aspect. Dining area with sliding patio doors to garden and door to:

UTILITY ROOM
fitted with base and wall units, work tops, sink, cupboard housing gas boiler, integrated washer dryer and door to garden.

CLOAKROOM
with WC and wash basin.

STAIRS/FIRST FLOOR LANDING
landing with stairs rising to second floor landing a 2 storage cupboards. The living room and bedroom 2 are accessed off the first floor landing.

LIVING ROOM
'L' shaped reducing to 6'11" (2.11m) and 11'5" (3.48m) respectively. With bay window to front aspect and further window to front aspect.

BEDROOM 2
with fitted wardrobes, 2 windows to rear aspect and door to:

EN SUITE SHOWER ROOM
with walk in shower, WC, wash basin, heated towel rail and frosted window to rear aspect.

STAIRS/SECOND FLOOR LANDING
with Velux skylight and storage cupboard housing hot water cylinder. Bedrooms 1, 3 & 4 and bathroom are accessed off the second floor landing.

BEDROOM 1
with fitted wardrobes, bay window to front aspect and door to:

EN SUITE SHOWER ROOM
with shower, WC and wash basin with fitted mirrored cabinet above, heated towel rail and frosted window to front aspect.

BEDROOM 3
with 2 windows to rear aspect.

BEDROOM 4
with window to rear aspect.

BATHROOM
with shower over bath, WC, wash basin and heated towel rail.

GARDEN
enclosed rear garden laid to lawn with path to:

DOUBLE GARAGE
with electric up and over double garage door and external staircase to:

STUDIO
with kitchenette comprising base and wall units, work tops, sink and integrated fridge with ice box, windows to front and rear aspects and door to:

SHOWER ROOM
with shower, WC, wash basin and heated towel rail.

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

Holding Deposit - £819
Deposit - £4096





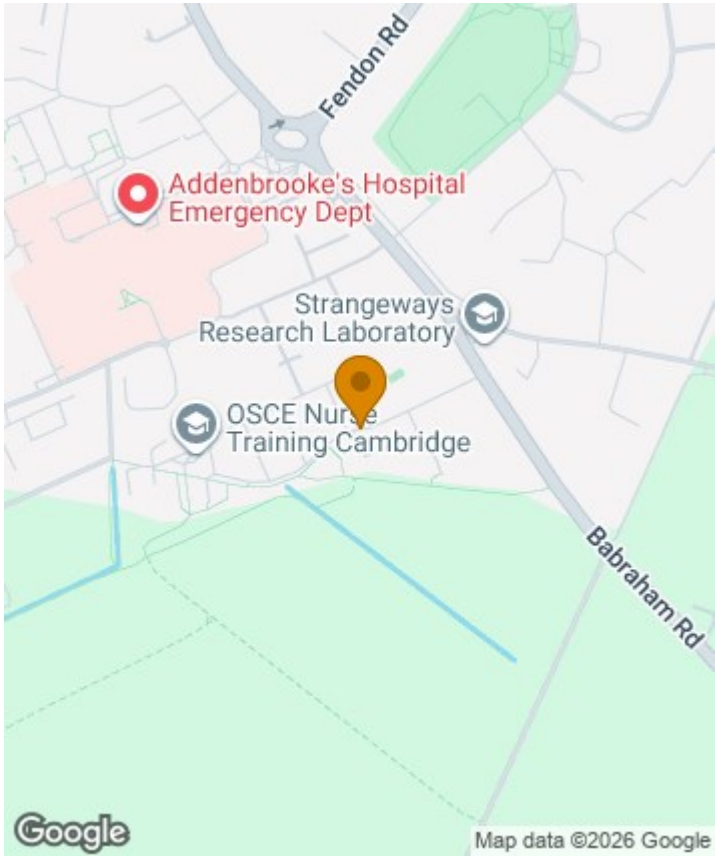






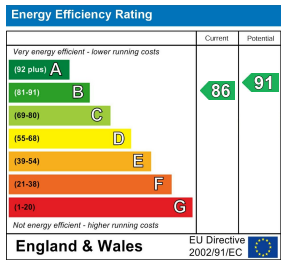








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Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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.

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