

Greenlands, Cambridge, CB2 0QY

CHEFFINS

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3 1 1

£1,700 PCM



- Available from 29/01/2027
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Single Garage
- Patio Garden & Roof Terrace

A well presented 3 bedroom mid-terrace house, enjoying a quiet position on a no-through road on the perimeter of Addenbrooke's Hospital campus. The accommodation comprises an entrance hall, generous living room, kitchen, cloakroom, two double bedrooms, a further bedroom with a private roof terrace off, and a family bathroom. Further benefits include single garage and courtyard garden. Unfurnished. We regret no sharers. Available from 29/01/2027. EPC: D and Council Tax Band: D.









LOCATION

Greenlands is situated within the Queen Edith's area of Cambridge, on the edge of Addenbrooke's Hospital and the Cambridge Biomedical Campus. The property is ideally positioned for convenient access to Cambridge Railway Station and the CB1 Business District, approximately 1.8 miles away, while Cambridge city centre is approximately 2.1 miles away. A wide range of local shops, amenities and services can also be found nearby.

PORCH
door to:

ENTRANCE HALL
stairs rising to first floor, under stairs cupboard and doors to garage, living room, cloakroom and kitchen off.

LIVING ROOM
2 windows and door to rear aspect opening to communal grounds

CLOAKROOM
wc, corner hand wash basin and heated towel rail.

KITCHEN
fitted with base and wall units, work tops, sink with window to front aspect above, integrated appliances including oven, electric hob with extractor hood above and fridge freezer and freestanding washing machine.

STAIRS/LANDING
built in cupboard and doors to bedrooms and bathroom off.

BEDROOM 1
built in double wardrobes and window to rear aspect.

BEDROOM 2
built in double wardrobes and window to rear aspect.

BEDROOM 3
built in wardrobes and window and door to front aspect opening to:

ROOF TERRACE
paved with railing balustrades.

OUTSIDE
integral single garage with up and over garage door and parking for one car in front, patio garden to the front with boundary wall and communal gardens to the rear.

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

Holding Deposit - £392
Deposit - £1961













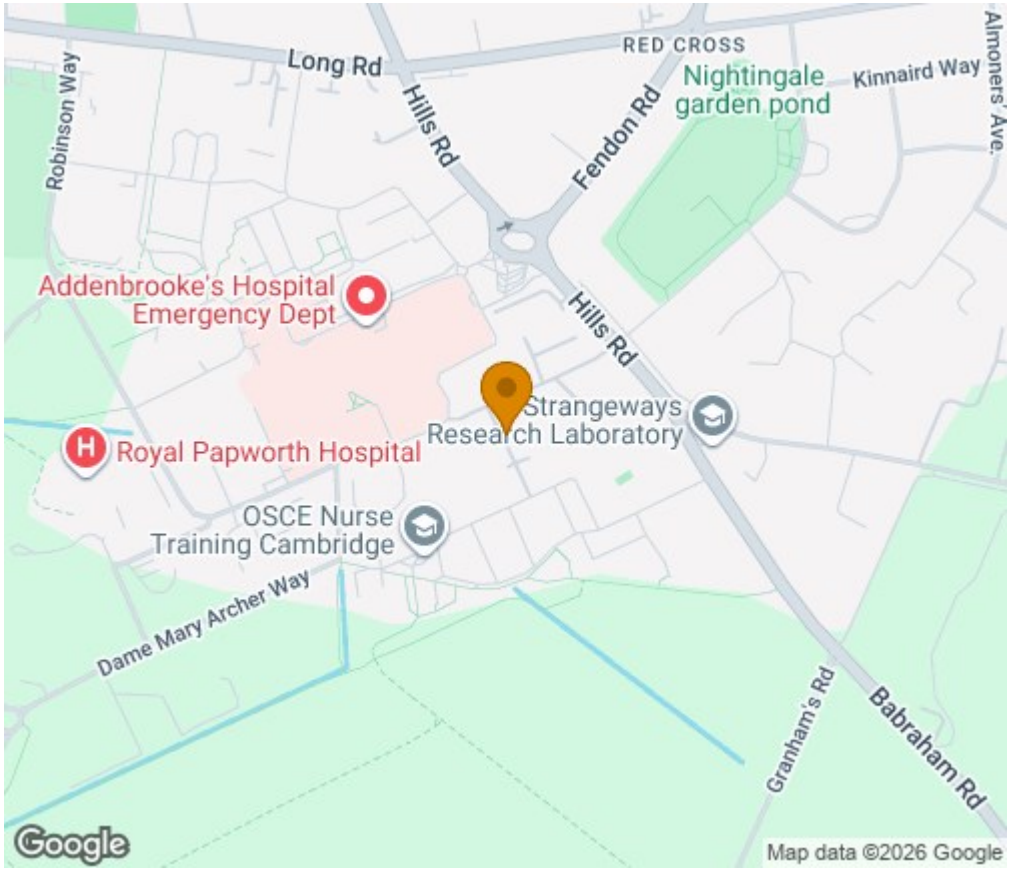

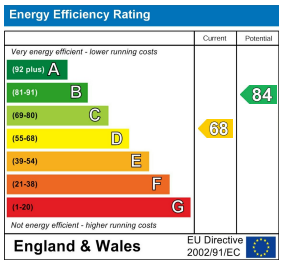

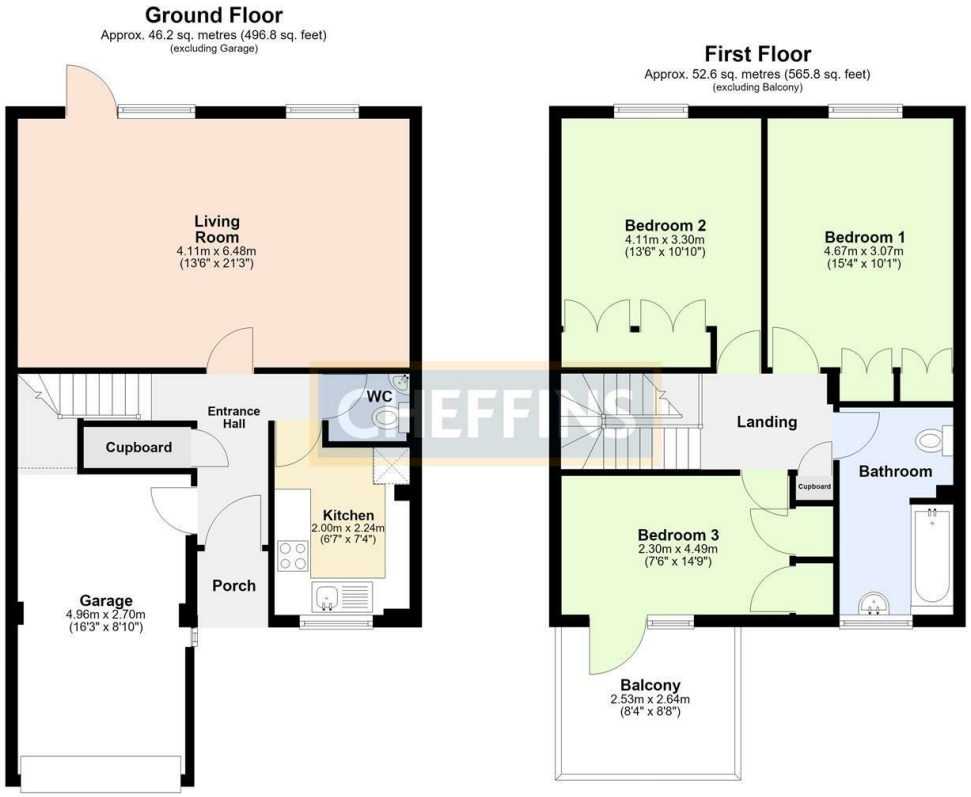

Total area: approx. 98.7 sq. metres (1062.7 sq. feet)

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: 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.