



Sherbourne Close, Cambridge, CB4 1RT

CHEFFINS

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A well presented 2 bedroom ground floor flat forming part of this select development in Chesterton. The accommodation comprises entrance hall, fitted kitchen, generous living room, 2 bedrooms and bathroom. Further benefits include private patio garden, lockable store and allocated parking space. We regret no pets or sharers. Unfurnished. Available now. EPC: D and Council Tax Band: B.

LOCATION

Located within a popular residential development off Green End Road within the East Chesterton ward of Cambridge. The property is positioned conveniently for access to the historic city centre (1.5 miles), Cambridge Science Park and Cambridge North mainline railway Station (0.6 miles) and A14 at Junction 33 (1.1 miles). A range of local amenities can be found nearby. Distances approximate.



£1,400 PCM



**ENTRANCE HALL**

door to:

HALLWAY

airing cupboard. All rooms are accessed off the hallway.

KITCHEN/BREAKFAST ROOM

fitted kitchen with base and wall units, work surfaces, sink with window to front aspect above, oven, electric hob with extractor above, fridge freezer, dishwasher and washing machine. Hatch to:

LIVING ROOM

full height windows and glazed door to rear aspect with access to garden.

BEDROOM 1

built in wardrobe and window to rear aspect.

BEDROOM 2

window to front aspect.

BATHROOM

shower over bath, toilet and wash basin with wall mounted mirrored cabinet above.

OUTSIDE

private enclosed rear patio garden and secure lockable outside store. Allocated residents parking for 1 car.

LETTING AGENT NOTES

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

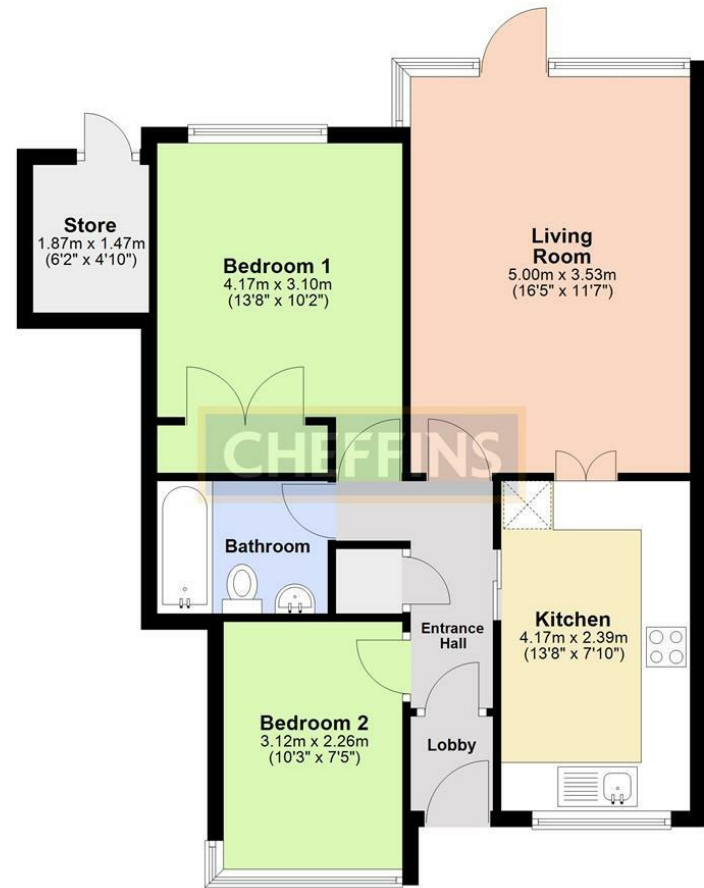
Term - Minimum 12 month tenancy
Holding Deposit - £323
Deposit - £1615





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	67	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 59.7 sq. metres (642.7 sq. feet)



Total area: approx. 59.7 sq. metres (642.7 sq. feet)

Note: Not to scale - For guidance purposes only
Floor area excludes store
Plan produced using PlanUp.

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.

