



Martingale Close, Cambridge, CB4 3TA

CHEFFINS

Martingale Close

Cambridge,
CB4 3TA

- Minimum 6 Month Tenancy
- Available from 06/03/2026
- Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Parking & Garage
- Front & Rear Gardens

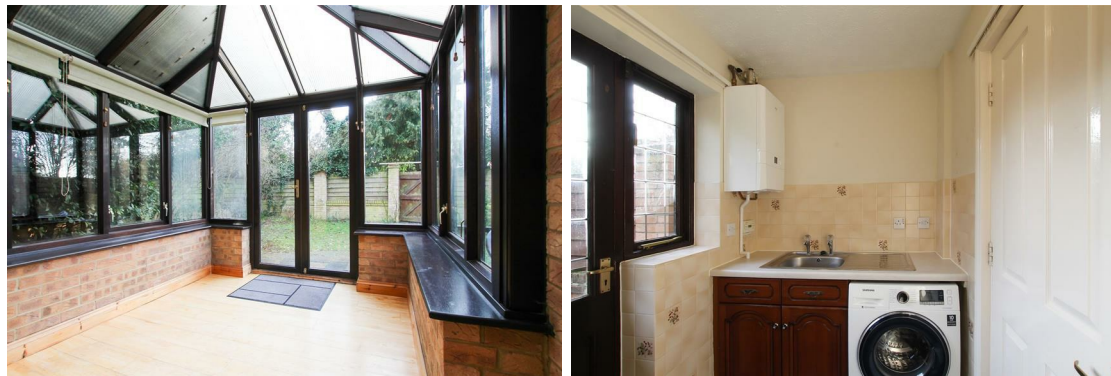
Let within 48 hours by Cheffins. When it comes to securing quality tenants fast, Cheffins delivers. Our expert local teams know the market inside out and work proactively to match the right tenants to your property.

If you're thinking of letting, contact your local Cheffins office today and let us find the right tenants for your property.

 4  2  3

£2,200 PCM





LOCATION

The Martingale Close is located off Histon Road within the Arbury ward of Cambridge. A range of amenities can be found nearby and the property is well placed for access to Cambridge city centre (1.5 miles), Cambridge Science park (1.7 miles) and the A14 at Junction 32 (0.8 miles). Distances approximate.

ENTRANCE PORCH

door to:

ENTRANCE HALL

stairs rising to first floor. The sitting room, dining room, kitchen and cloakroom are accessed off the entrance hall.

SITTING ROOM

window to front aspect, feature gas fireplace and archway to:

DINING ROOM

door to entrance hall and sliding patio doors to:

CONSERVATORY

patio doors to garden.

KITCHEN

base and wall units, work tops, sink with window to rear aspect above, freestanding oven with electric hob and extractor above, fridge, dishwasher and open to:

UTILITY AREA

base units, work tops, sink, washing machine, door to garden and door to integral garage.

CLOAKROOM

WC, wash basin and window to side aspect.

STAIRS/LANDING

fitted shelves and airing cupboard.

The bedrooms and bathroom are accessed off the landing.

BEDROOM 1

built in double wardrobe, window to front aspect and door to:

EN SUITE SHOWER ROOM

shower, WC with window to side aspect above and wash basin with mirror above.

BEDROOM 2

fitted wardrobe and shelving and 2 Velux windows to rear aspect.

BEDROOM 3

fitted wardrobe and window to rear aspect.

BEDROOM 4

fitted wardrobe and window to front aspect.

BATHROOM

shower over bath and WC and wash basin with window to rear aspect above.

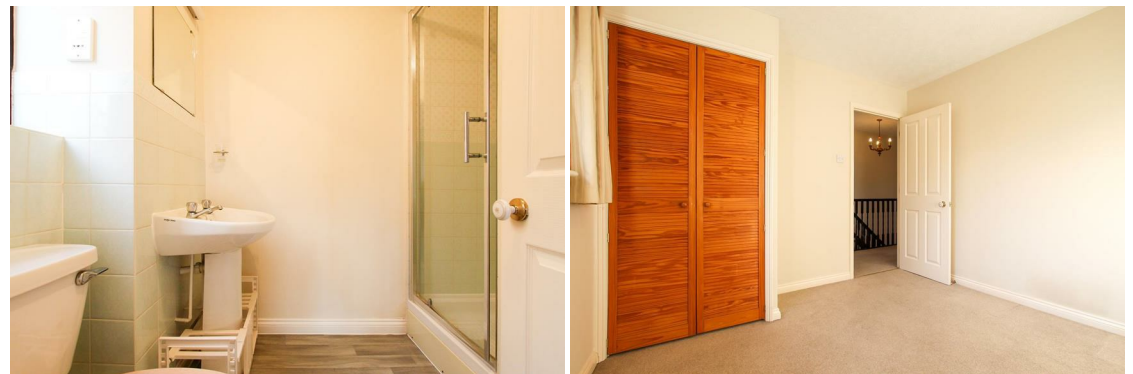
LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy

Holding Deposit - £507

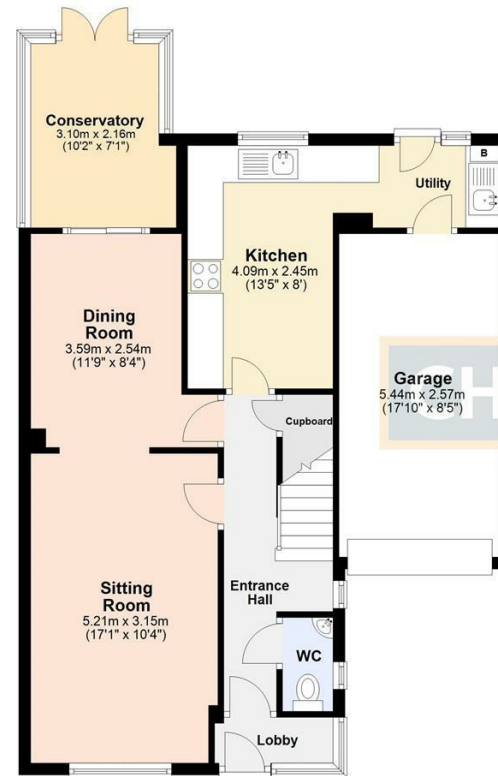
Deposit - £2538



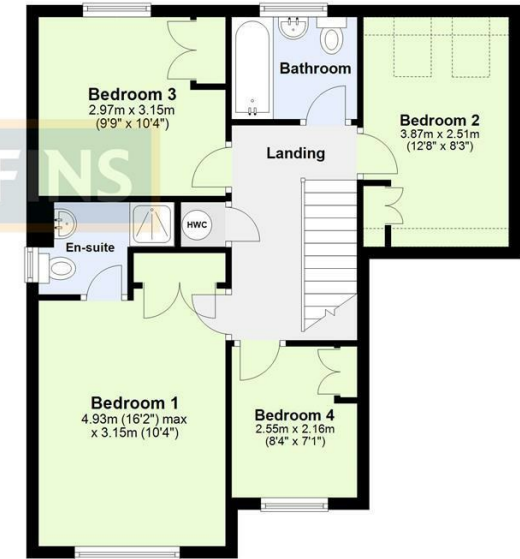




Ground Floor
Approx. 60.3 sq. metres (649.5 sq. feet)



First Floor
Approx. 55.8 sq. metres (601.0 sq. feet)



Total area: approx. 116.2 sq. metres (1250.6 sq. feet)

Floor area excludes the Garage.
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(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	

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.