



Holyrood Close, Cambridge, CB4 3NE

CHEFFINS

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Cambridge,
CB4 3NE

A well presented 2 bedroom single storey dwelling located on the north side of the city within a cul-de-sac off Histon Road. The accommodation comprises entrance hall, living room, kitchen, cloakroom, 2 bedrooms and bathroom. Front and rear gardens, off street parking and single garage. We regret no pets or sharers. Unfurnished. Available from 12/08/2025. EPC: D and Council Tax Band: C.

LOCATION

Located in a residential area off Histon Road on the north side of the city. A range of local amenities can be found nearby on Histon Road and the property is conveniently positioned for access to Cambridge city centre (2 miles), Cambridge Science Park and Cambridge North Railway Station (2 miles) and access to the A14 at Junction 32 (0.8 miles) and the M11 at Junction 31 (2 miles). Distances approximate.

2 1 1

£1,375 PCM





PORCH

with entrance door to:

ENTRANCE HALL

with coat hooks, door to living room and door to:

CLOAKROOM

with WC and wash basin with mirror above.

LIVING ROOM

with window to front aspect, door to inner hallway and door to:

KITCHEN

fitted with base and wall units, work tops, sink, free standing oven with gas hob and extractor above, built in cupboard and space for a fridge freezer and space and plumbing for a washing machine and door to:

SIDE PORCH

with side door to driveway.

INNER HALLWAY

with built in store cupboard housing gas central heating boiler. The bedrooms and bathroom are accessed off the inner hallway.

BEDROOM 1

with window to rear aspect.

BEDROOM 2

with window to rear aspect.

BATHROOM

with shower over bath, WC, wash basin with mirrored cabinet above, heated towel rail and window to side aspect.

OUTSIDE

FRONT

open front garden principally laid to lawn with shrub borders and driveway providing off street parking and access to single garage and:

REAR

principally laid to lawn with shrub borders.

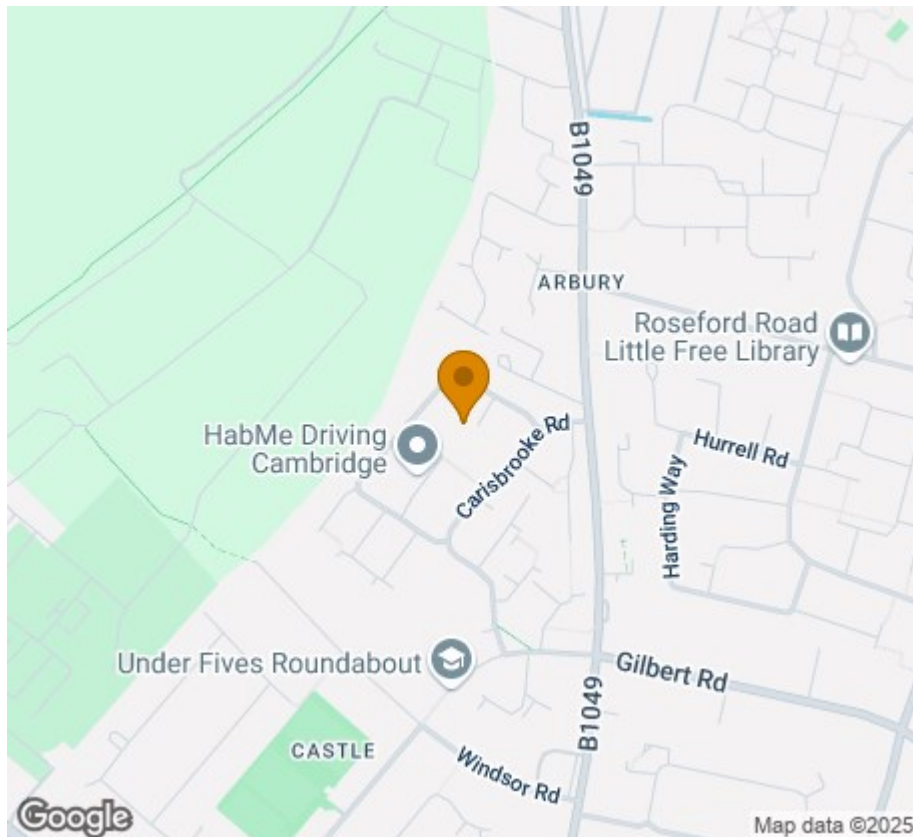
LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy

Holding Deposit - £317

Deposit - £1586



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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. 53.8 sq. metres (579.2 sq. feet)



Total area: approx. 53.8 sq. metres (579.2 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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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.

