



Elm Street, Cambridge, CB1 1EJ

**CHEFFINS**



## Elm Street

Cambridge,  
CB1 1EJ

A beautifully presented 2 bedroom mid-terraced Victorian residence located in the highly sought central city residential area. The accommodation comprises open plan sitting/dining room, fitted kitchen with appliances, 2 double bedrooms and shower room. The property further benefits with off street parking to front and a patio garden to the rear. We regret no sharers or pets. Unfurnished. Available now. EPC: D and Council Tax Band: E.

### LOCATION

Elm Street is located within the city central Market Ward of Cambridge. Parkers Piece and Christ's Pieces are a short distance away and an excellent range of local amenities can be found in the Grafton Centre and historic city centre nearby. The property is convenient for access to the central bus station at Drummer Street (0.3 miles) and Cambridge train station (1.2 miles).



**£1,900 PCM**





## ENTRANCE DOOR

to:

## OPEN PLAN LIVING ROOM

feature fireplace (can not be used), fitted shelving and cupboard within recesses, window to front aspect, stairs rising to first floor with under stairs storage cupboard. Open to:

## KITCHEN

base and wall level units, work tops, sink with window to rear aspect above, oven with ceramic hobs and extractor above, fridge, freezer, slimline dishwasher, washer dryer and door to rear patio garden.

## STAIRS/LANDING

the bedrooms and shower room are accessed off the landing.

## BEDROOM 1

feature fireplace (can not be used), fitted shelving within recess and window to front aspect.

## BEDROOM 2

window to rear aspect.

## SHOWER ROOM

shower, wc, wash basin with vanity unit below and mirror above and heated towel rail.

## OUTSIDE

gravelled driveway to the front providing off street parking. Enclosed patio garden to the rear with beds and access to the rear.

## 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 - £438

Deposit - £2192



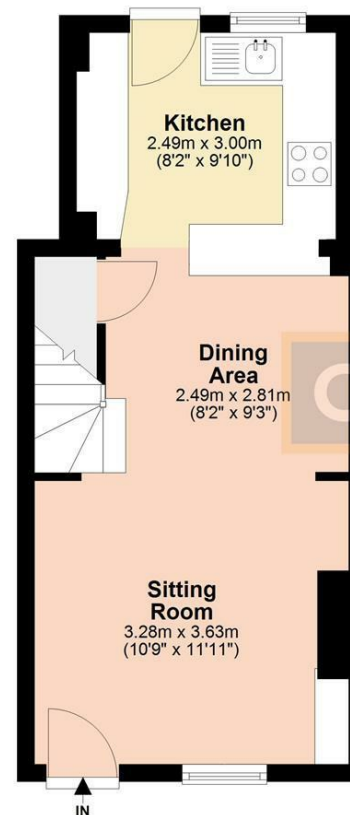




Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## Ground Floor

Approx. 29.1 sq. metres (312.8 sq. feet)



## First Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



Total area: approx. 57.9 sq. metres (623.0 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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](http://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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