



Greystoke Road, Cambridge, CB1 8DS

**CHEFFINS**



## Greystoke Road

Cambridge,  
CB1 8DS

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Garage & Parking
- Garden

A 3 bedroom semi detached house between Cherry Hinton Road and Queen Edith's Way. The accommodation comprises entrance hall, sitting room open to dining room, kitchen, 2 double bedrooms, 1 single bedroom and bathroom and wc. Further benefits include front and rear gardens, off street parking and garage. We regret no sharers. Unfurnished. Available NOW. EPC: C and Council Tax Band: D.

3 1 2

**£1,900 PCM**





## LOCATION

Located between Cherry Hinton Road and Queen Edith's Way within the Cherry Hinton ward of Cambridge the property is well placed for access to Addenbrookes (1.5 miles), Cambridge train station and CB1 Business District (2.1 miles), the city centre (2.4 miles) and the A14 and A11 (3.6 & 4.4 miles respectively). A range of local amenities can be found on Cherry Hinton High Street nearby and a supermarket at Fulbourn (1.1 miles) and educational facilities are excellent with reputable schools nearby. For cyclists, there are cycle paths to the city centre as well as many cycling routes to the surrounding villages. It is also a very short walk from the property to Cherry Hinton Hall park and gardens. Distances approximate.



## ENTRANCE PORCH

door to:

## ENTRANCE HALL

stairs rising to first floor, door to sitting room and door to:

## KITCHEN

fitted with base and wall units, work tops, sink with window to rear aspect above, integrated appliances including oven and gas hob with extractor above, freestanding appliances including fridge freezer, dishwasher and washing machine, door to under stairs cupboard, side door to driveway and door to:

## DINING ROOM

sliding patio door to rear garden and opening to:

## SITTING ROOM

feature fireplace (not in use), window to front aspect and door to entrance hall.

## STAIRS/LANDING

window to side aspect, built in cupboard housing gas central heating boiler and doors to bedrooms, wc and bathroom.

## BEDROOM 1

fitted double wardrobes, and window to front aspect.

## BEDROOM 2

fitted wardrobes and dressing table and window to rear aspect.

## BEDROOM 3

built in cupboard with fitted shelves and window to front aspect.

## BATHROOM

shower over bath, wash basin, wall mirror and window to rear aspect.

## WC

wc, wash basin and window to side aspect.

## OUTSIDE

open front garden principally laid to lawn with borders, driveway with access to detached garage and side gate to enclosed rear garden principally laid to lawn with patio and borders.

## LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

Holding Deposit - £438

Deposit - £2192











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		85
(81-111) B		
(69-80) C	70	
(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		



Total area: approx. 87.3 sq. metres (940.0 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](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.

