



Sturton Street, Cambridge, CB1 2QH

**CHEFFINS**

## Sturton Street

Cambridge,  
CB1 2QH

- Available Now
- Furnished
- EPC: C
- Council Tax Band:
- Gas Central Heating
- Patio Garden
- Off Street Parking for 3 Vehicles

AVAILABLE TO SHARERS - A well presented 5 bedroom semi detached house available to a group of sharers in this convenient city location. The accommodation comprises entrance hall, kitchen/dining room, sitting room. principle bedroom with en-suite shower room, 3 further double bedrooms, 1 single bedroom and shower room. Enclosed rear garden and off street parking for 3 cars. Furnished. Available now. EPC: C and Council Tax Band: E.

5 2 2

**£3,000 PCM**





## LOCATION



The property is situated on Sturton Street, near East Road and Newmarket Road, within the Petersfield ward of Cambridge. It offers convenient access to Cambridge railway station and the CB1 Business District (approximately 1.0 mile), as well as the historic city centre (around 0.8 miles). A wide range of local amenities can be found on the popular Mill Road (about 0.6 miles away), while Cambridge Retail Park and the Beehive Centre are just 0.3 miles from the property. All distances are approximate.

## ENTRANCE HALL

Stairs rising to first floor with cupboard beneath housing tumble dryer and door to kitchen/dining room, sitting room, bedroom 1 and WC off.

## KITCHEN/DINER

Base and wall units, work tops., breakfast bar, sink with window to front aspect above, integrated appliances including oven, combination microwave oven, electric hob with extractor above, fridge freezer, further fridge, dishwasher and washing machine. The dining area has a window to rear aspect and is furnished with dining table and 6 chairs.

## SITTING ROOM

Windows and patio doors to rear aspect open to patio garden. Furniture comprises sofa, 2 arm chairs and 2 side tables.

## BEDROOM 1

Window to rear aspect and furniture comprising double bed, open wardrobe, chest of drawers, wall shelves and dressing table with chair.

## WC

WC, wash basin with mirror above and window to front aspect with obscured glass.

## STAIRS/LANDING

Window to front aspect and door to bedrooms 2, 3, 4 & 5 and shower room.

## BEDROOM 2

Window to front aspect and furniture comprising single bed, bedside unit, wardrobe, chest of drawers with mirror and dressing table with chair.

## BEDROOM 3

Window to rear aspect and furniture comprising double bed, wardrobe, chest of drawers and dressing table with chair.

## BEDROOM 4

Window to side aspect and furniture comprising double bed, wardrobe, chest of drawers with mirror and dressing table with chair.

## SHOWER ROOM

Shower enclosure, wc, wash basin with mirror above, heated towel rail and window to rear aspect with obscured glass.



**BEDROOM 5**

Window to side aspect and furniture comprising double bed, bedside unit, wardrobe, chest of drawers and dressing table with chair and door to:

**EN-SUITE SHOWER ROOM**

Shower enclosure, wc and wash basin with vanity unit below and mirror above.

**OUTSIDE**

Enclosed rear paved garden with rear access gate. Gravelled

driveway (shared with 191 Sturton Street) providing off-street parking for up to three vehicles.

**LETTING AGENT NOTES**

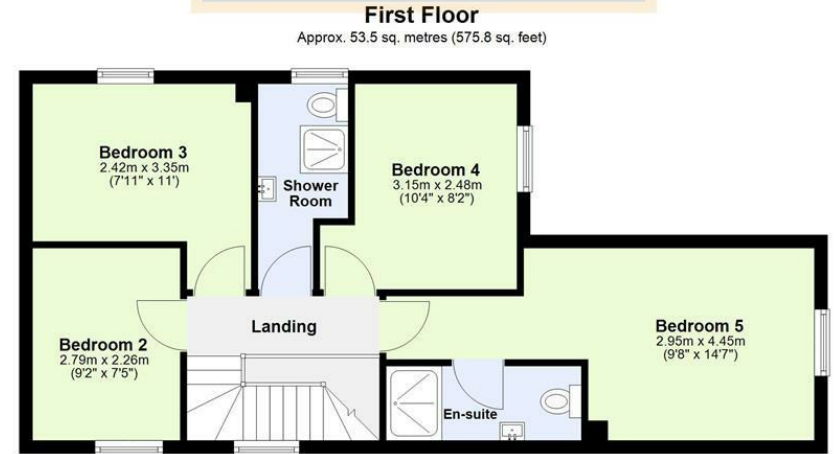
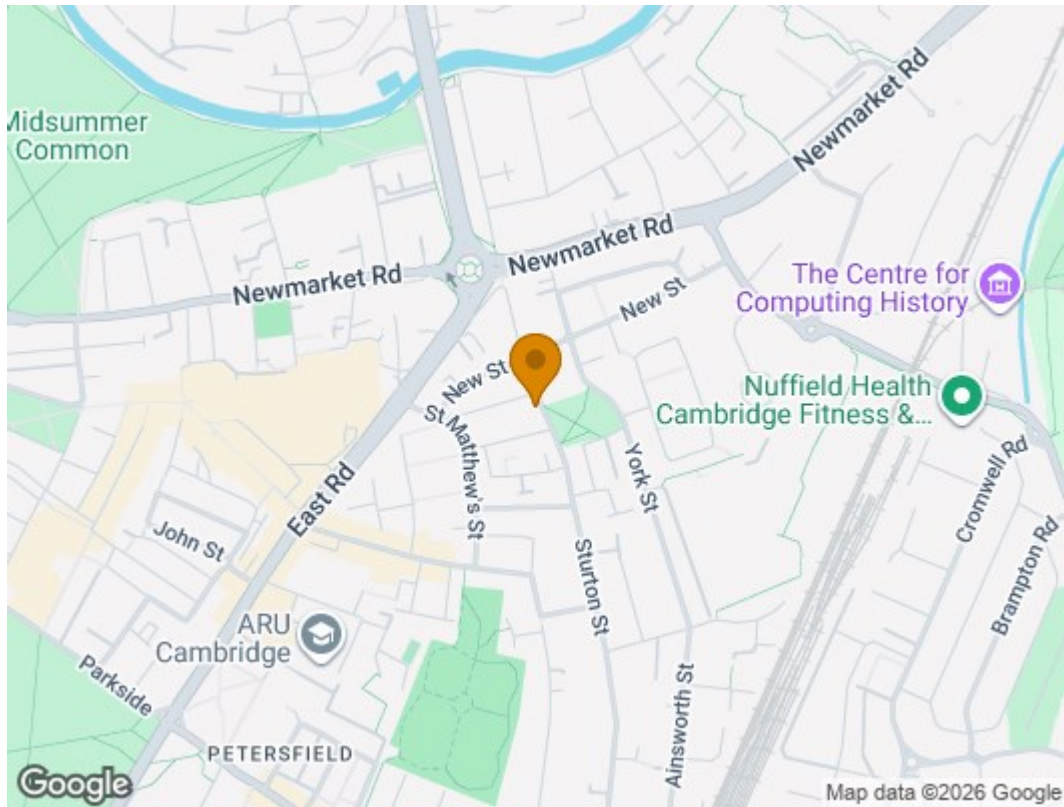
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £692

Deposit - £3461







Total area: approx. 107.2 sq. metres (1154.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	83
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.

