



Garden Walk, Cambridge, CB4 3EN

**CHEFFINS**



## Garden Walk

Cambridge,  
CB4 3EN

- Minimum 6 Month Tenancy
- Available from early November
- Furnished
- EPC: D
- Council Tax Band: C
- Gas Central Heating
- Rear Garden with Studio
- Permit Parking

A well presented 2 bedroom semi-detached house in a convenient North city location. The accommodation comprises sitting room, kitchen/dining room, 2 double bedrooms, dressing room/study and bathroom. The property further benefits with enclosed rear garden with studio/home office. We regret no sharers. Furnished. Available early November. EPC: D and Council Tax Band: C.

2 1 2

**£1,750 PCM**





## LOCATION

Garden Walk is located off Victoria Road on the north side of the city. Local amenities can be found on nearby Histon Road and Chesterton Road and the property offers easy access to the historic city centre (0.6 miles), Cambridge Science Park (1.9 miles), Cambridge railway station and CB1 Business District (2.0 miles) and A14 at Junction 32 (1.6 miles). Distances approximate.





## SITTING ROOM

feature fire place, fitted shelving to alcove, 2 windows to front aspect, furniture comprising sofa, arm chair, shoe storage unit and box shelving unit and doorway to:

## KITCHEN/DINING ROOM

base and wall units, work tops, sink with window to rear aspect above, integrated oven and gas hob with extractor above, freestanding fridge freezer and washer dryer, stairs rising to first floor with cupboard and fold down table beneath, furniture comprising dining table with chairs and door to:

## REAR HALLWAY

side door to rear garden, cupboard and door to:

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with illuminated mirrored cabinet above, heated towel rail, cupboard housing gas central heating boiler, storage unit and window to side aspect.

## STAIRS/LANDING

doors to bedrooms 1 and 2 off.

## BEDROOM 1

2 windows to front aspect, fitted shelving to alcove and furniture

comprising double bed, bedside unit, chest of drawers and wardrobe.

## BEDROOM 2

window to rear aspect, box cupboard over the stairs, furniture comprising double bed, bed side unit and chest of drawers and door to:

## DRESSING ROOM/STUDY

window to rear aspect and furniture comprising chest of drawers.

## OUTSIDE

small paved garden to the front with tiled path to front door and side gate to enclosed rear garden principally laid to lawn with patio, shrub borders and:

## GARDEN STUDIO/HOME OFFICE

insulated, electric power sockets and lighting and ethernet port.

## 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 - £403

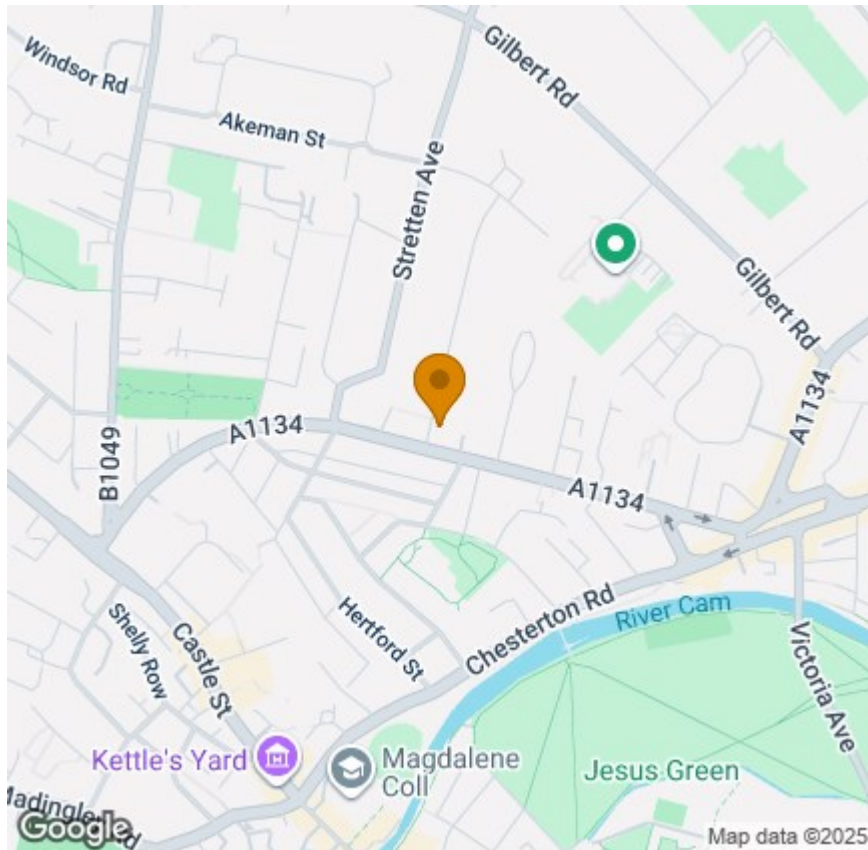
Deposit - £2019











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</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		

Agents note:

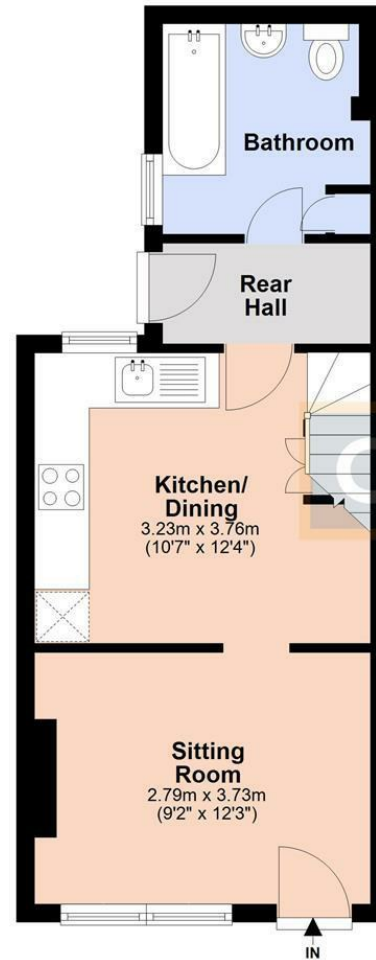
For more information on this property please refer to the Material Information Brochure on our website.

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.

## Ground Floor

Approx. 31.4 sq. metres (337.6 sq. feet)



## First Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 60.3 sq. metres (648.7 sq. feet)

