



Circus Drive, Cambridge, CB4 2BT

CHEFFINS

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Cambridge,
CB4 2BT

- Minimum 12 Month Tenancy
- Available NOW
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Allocated Parking
- Front & Rear Gardens

A modern 3/4 bedroom townhouse located within the popular Orchard Park Development. The accommodation comprises entrance hall, kitchen/dining room, ground floor study/bedroom 4, cloakroom, sitting room, 3 double bedrooms and 2 bathrooms (1 en-suite). Front and rear gardens and allocated parking. We regret no pets or sharers. Unfurnished. Available NOW. EPC: C and Council Tax Band: D.

3 2 3

£1,875 PCM





LOCATION



The property is located within the popular Orchard Park Development off Kings Hedges Road on the North side of Cambridge. There is a good range of local amenities within Orchard Park and the property is well placed for access to Cambridge city centre (2.0 miles), Cambridge Science park (1.2 miles) and the A14 at Junction 32 (0.7 miles). Distances approximate.

ENTRANCE HALL

stairs rising to first floor, built in storage cupboard and doors with access to the cloakroom, study/bedroom 4 and:

KITCHEN/DINING ROOM

kitchen area fitted with base and wall units, work tops, sink and integrated appliances including double oven, gas hob with extractor above, fridge freezer and washing machine. Dining area with under stairs cupboard and patio doors to rear garden.

GROUND FLOOR STUDY/BEDROOM 4

window to front aspect.

CLOAKROOM

wc and wash basin with mirror above.

STAIRS/FIRST FLOOR LANDING

stairs rising to second floor, airing cupboard housing hot water cylinder and doors with access to family bathroom, bedroom 3 and:

SITTING ROOM

bay window to front aspect and further window to front aspect.

BEDROOM 3

built in cupboard with shelving and window to rear aspect.

BATHROOM

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

STAIRS/SECOND FLOOR LANDING

doors to bedroom 2 and:

BEDROOM 1

2 sets of built in double wardrobes, patio doors to Juliet Balcony, further window to front aspect and door to:

ENSUITE SHOWER ROOM

shower enclosure, wc, wash basin and wall mirror.

BEDROOM 2

'L' shaped reducing to 7'6" (2.29m) and 6'7" (2.01m) respectively. Built in double wardrobe and 2 windows to rear aspect.

OUTSIDE

enclosed front garden with gravelled beds with shrubs and path to front door. Enclosed rear garden principally laid to lawn with patio, shrub borders and rear gated access to carpark with allocated parking space.

LETTING AGENT NOTES

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

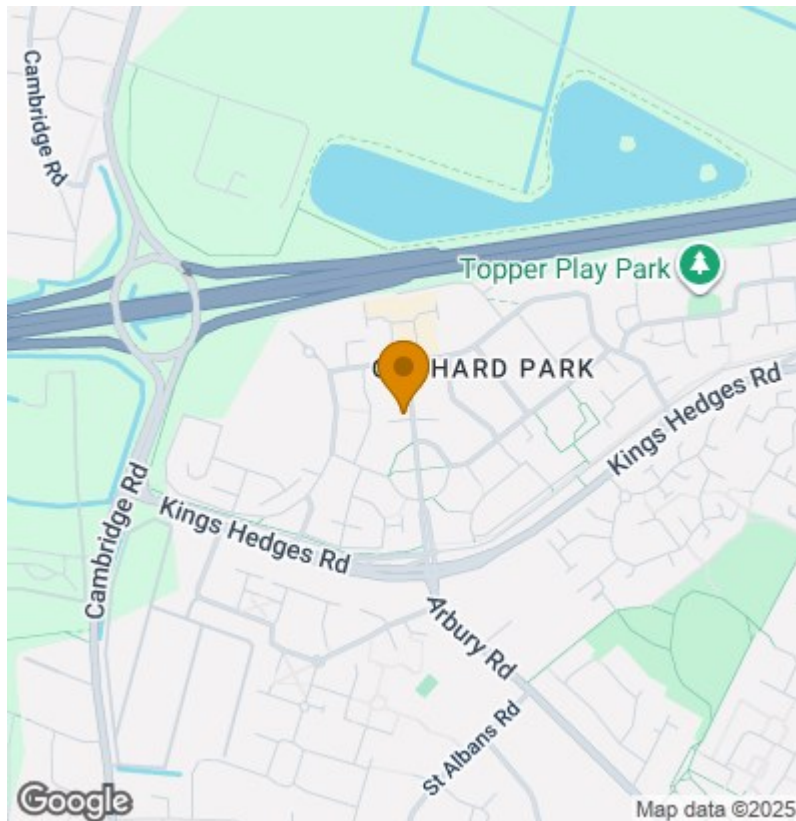
Term - Minimum 12 month tenancy

Holding Deposit - £432

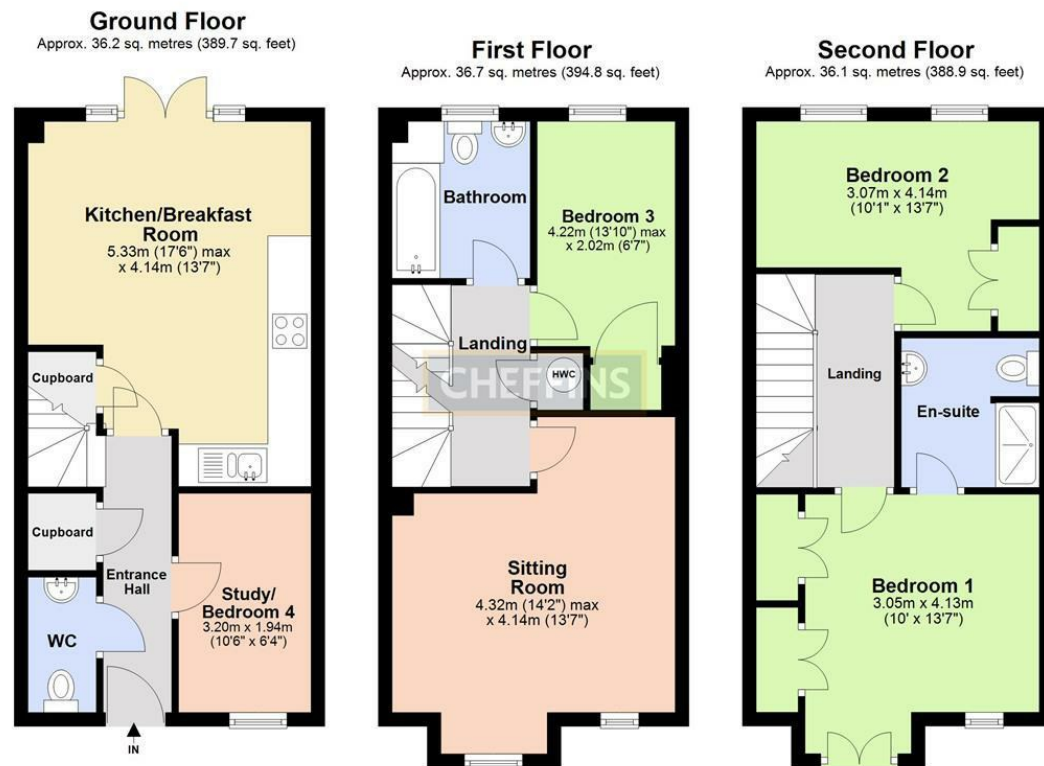
Deposit - £2163







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		90
(81-111) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 109.0 sq. metres (1173.4 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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.