



Kerridge Close, Cambridge, CB1 2QW

**CHEFFINS**



## Kerridge Close

Cambridge,  
CB1 2QW

A well presented 1 bedroom mid terrace house in a convenient city location. The accommodation comprises open plan living room/kitchen, 1 double bedroom and bathroom. Small patio garden to the front. No parking. We regret no pets. Unfurnished. Available from 08/09/2025. EPC: D and Council Tax Band: B.

### LOCATION

Kerridge Close is located off Sturton Street within the Petersfield Ward of Cambridge. A wide range of local amenities can be found on nearby Mill Road and Cambridge Beehive Centre and the property is convenient for access to Cambridge railway station approximately 0.6 miles distant and the historic city centre.



**£1,200 PCM**



**ENTRANCE DOOR**

to:

**OPEN PLAN LIVING ROOM/KITCHEN**

living area with window to front aspect and stairs rising to first floor. Open to kitchen area with base and wall units, work tops, sink, under stairs storage cupboard housing hot water cylinder and integrated appliances including oven, electric hob with extractor above, fridge freezer and washing machine.

**STAIRS/LANDING**

the bedroom and bathroom are accessed off the landing.

**BEDROOM**

with window to front aspect.

**BATHROOM**

with shower over bath, WC and wash basin with vanity unit below and wall mirror above.

**LETTING AGENT NOTES**

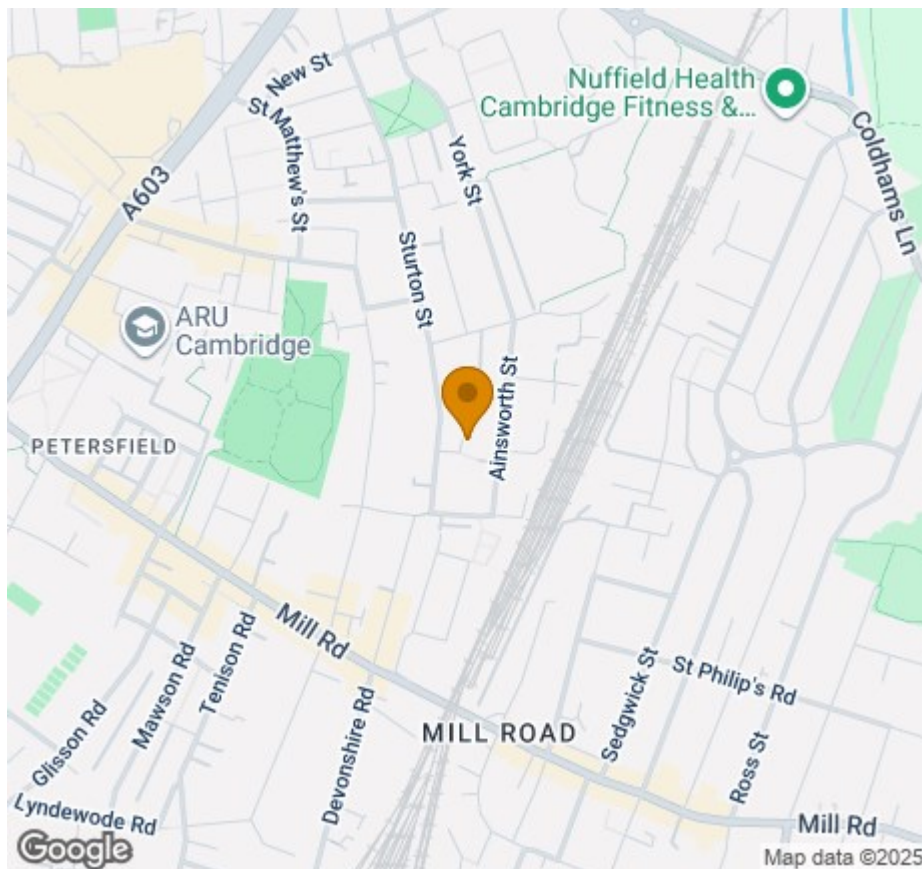
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £276

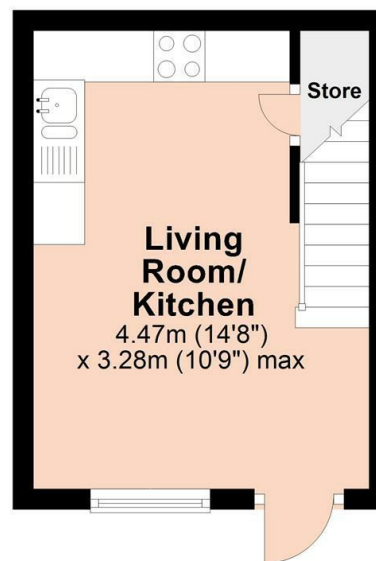
Deposit - £1384





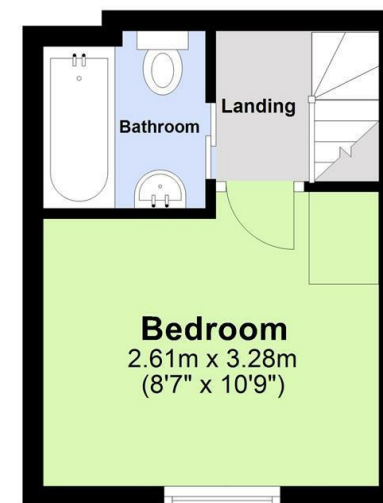
## Ground Floor

Approx. 14.6 sq. metres (157.6 sq. feet)



## First Floor

Approx. 14.4 sq. metres (155.1 sq. feet)



Total area: approx. 29.1 sq. metres (312.7 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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.

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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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