



Carrick Close, Cambridge, CB1 8RQ

**CHEFFINS**

## Carrick Close

Cambridge,  
CB1 8RQ

- Available Now
- Furnished or Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Parking & Garage
- Garden

IDEAL FAMILY HOME - A 3 bedroom mid-terraced house in a convenient south city location off Cherry Hinton Road. The accommodation comprises entrance hall, living room, kitchen, cloakroom, principal bedroom with en-suite shower room, 1 further double bedroom, 1 single bedroom and bathroom. Off street parking, integral single garage and front and rear gardens. We regret no sharers. Furnished or Unfurnished. Available now. EPC: D and Council Tax Band: E.

3 2 1

**£1,890 PCM**





## LOCATION



Positioned just off Cherry Hinton Road and within easy reach of Cherry Hinton Hall Park, the property is ideally situated for convenient access to Addenbrookes (1.6 miles), Cambridge Train Station & CB1 Business District (2.1 miles), the city centre (2.4 miles), and the A14 and A11 (approximately 3.8 and 4.1 miles respectively). A variety of local amenities are available along Cherry Hinton High Street, with a supermarket in Fulbourn just 0.8 miles away. All distances are approximate.

## ENTRANCE HALL

stairs rising to first floor and door to:

## LIVING ROOM

window to front aspect, bay window to rear aspect, understairs cupboard and door to:

## KITCHEN

fitted with base and wall units, works tops, sink with window to rear aspect above, breakfast bar, integrated appliances including oven, gas hob with extractor above, under counter fridge with ice box and slimline dishwasher, door to rear garden, internal door to garage and door to:

## CLOAKROOM

wc, corner hand wash basin with mirrored cabinet above and window to rear aspect with obscured glass.

## STAIRS/LANDING

airing cupboard and doors to bedrooms and bathroom off.

## BEDROOM 1

box window to front aspect, built in wardrobes with sliding mirrored doors and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, fitted shelving to recess, wc, wash basin with mirror above and window to front aspect with obscured glass.

## BEDROOM 2

window to rear aspect.

## BEDROOM 3

built in double wardrobe and window to rear aspect.

## BATHROOM

bath with shower attachment, wc and wash basin with window to rear aspect above with obscured glass.

## OUTSIDE

open front garden with lawn, gravel bed and driveway providing off street parking for 1 vehicle and access to integral single garage with up and over door and housing washing machine and additional fridge freezer. Enclosed rear garden principally laid to lawn with patio and mature shrub borders.

## LETTING AGENT NOTES

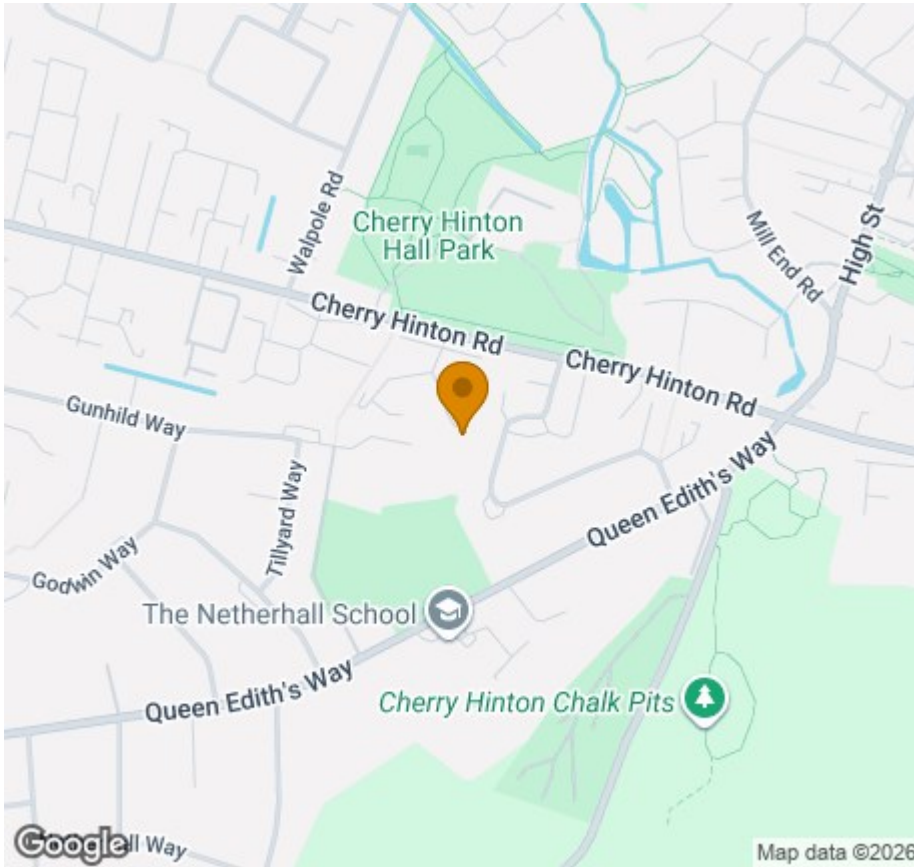
NOTE: The property is available furnished as seen or the furniture can be removed.

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

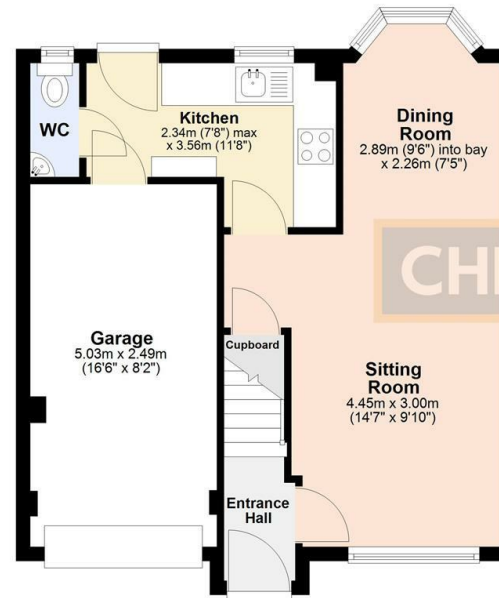
Term - Minimum 6 month tenancy  
Holding Deposit - £436.00  
Deposit - £2,180.00



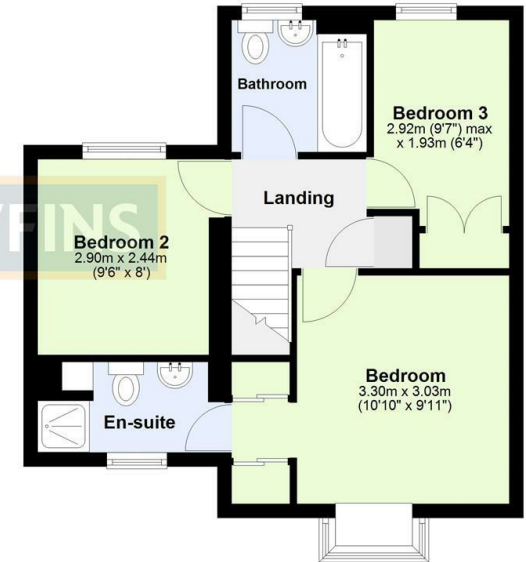




**Ground Floor**  
Approx. 30.4 sq. metres (326.9 sq. feet)



**First Floor**  
Approx. 38.7 sq. metres (416.1 sq. feet)



Total area: approx. 69.0 sq. metres (743.0 sq. feet)

Floor area excludes the Garage.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</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	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	<b>83</b>

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.