



Greenlands, Cambridge, CB2 0QY

CHEFFINS

## Greenlands

Cambridge,  
CB2 0QY

A well presented 2 bedroom end terrace house enjoying a quiet no through road location on the perimeter of Addenbrooke's Hospital campus. The accommodation comprises entrance hall, living room, kitchen/dining room, cloakroom, 2 double bedrooms and bathroom. Further benefits include single garage (parking is limited to the garage only) and courtyard garden. Unfurnished. We regret no sharers. Available from 14/08/2026. EPC: D and Council Tax Band: D.

### LOCATION

Greenlands is situated within the Queen Edith's Ward of Cambridge, on the edge of Addenbrooke's Hospital and the Cambridge Biomedical Campus. The property is well positioned for convenient access to Cambridge Railway Station and the CB1 Business District (approximately 1.8 miles), as well as Cambridge city centre (approximately 2.1 miles). A wide range of local amenities are also available nearby. All distances are approximate.

2 1 2

£1,550 PCM





## ENTRANCE HALL

coat cupboard and door to:

## SITTING ROOM

stairs rising to first floor, window to front aspect and door to:

## KITCHEN/DINING ROOM

base and wall units, work tops, sink with window to rear aspect above, integrated appliances including oven, electric hob with extractor above, fridge freezer, dishwasher and washing machine and door to:

## CLOAKROOM

wc, wash basin, heated towel rail and window to rear aspect.

## STAIRS/LANDING

built in cupboard. The bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

window to front aspect and glazed door to front aspect leading to small roof terrace.

## BEDROOM 2

built in double wardrobes and window to rear aspect.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirrored cabinet above, heated towel rail and window to side aspect.

## OUTSIDE

patio garden to the front and single garage. Note: parking is within the garage only.

## LETTING AGENT NOTES

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

Holding Deposit - £357

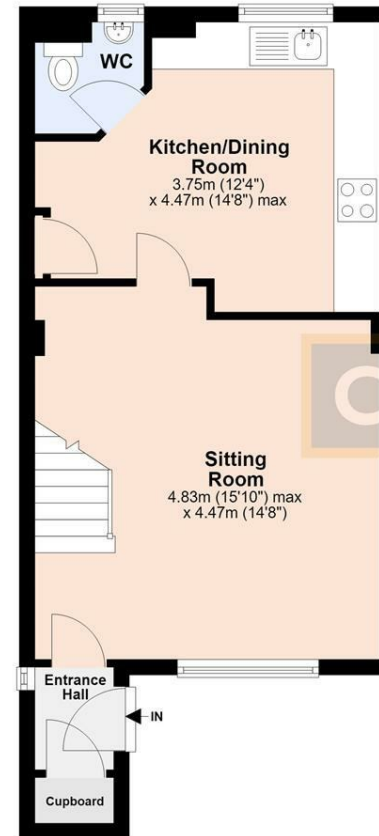
Deposit - £1788





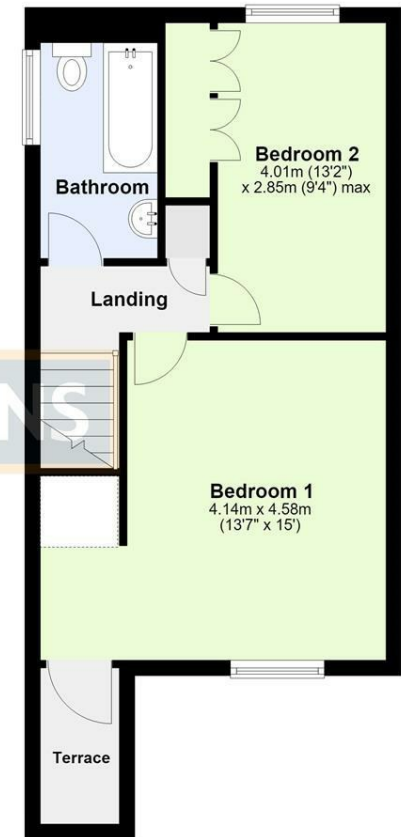
### Ground Floor

Approx. 38.3 sq. metres (412.4 sq. feet)  
(excluding Cupboard)

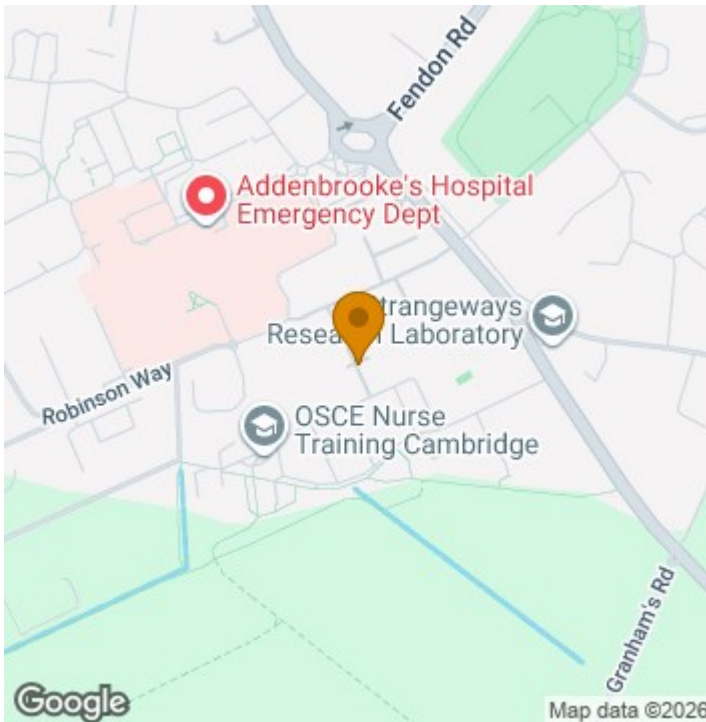


### First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 77.8 sq. metres (837.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.