



Devonshire Road, Cambridge, CB1 2BB

**CHEFFINS**



## Devonshire Road

Cambridge,  
CB1 2BB

**\*\*We are now fully booked for viewings.If you'd like to be added to the mailing and/or cancellation list, please call the office on 01223 271916.\*\***

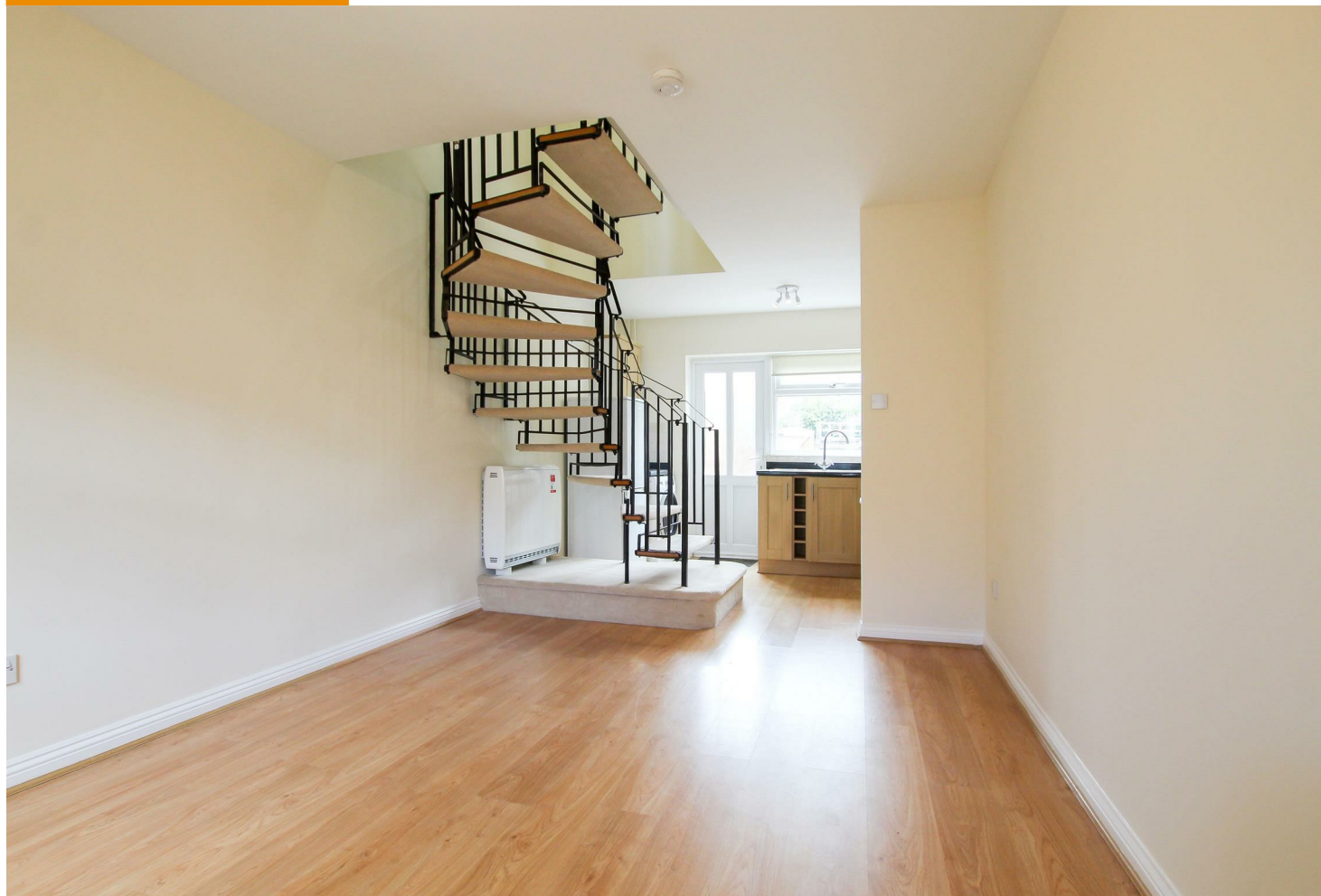
A well presented 1 bedroom mid terrace house located off Mill Road and a short distance to the train station and with easy access to the city Centre. The accommodation comprises open plan living room/kitchen, spiral staircase rising to landing with bedroom and shower room off. Allocated parking space and patio garden. We regret no pets. Unfurnished. Available now. EPC: D and Council Tax Band: B

### LOCATION

The property is located within the Petersfield ward of Cambridge on the south side of the city and most conveniently placed for access to Cambridge train station and the CB1 Business District (0.2 miles). The property is also convenient for access to the city centre (0.7 miles) and Addenbrookes (1.7 miles). A good range of local amenities can also be found nearby. (distances approximate)



**£1,300 PCM**





## OPEN PLAN LIVING ROOM/KITCHEN

living area with double glazed window to front aspect, spiral staircase rising to first floor and open to kitchen area fitted with base and wall units, work tops, sink with double glazed window to rear aspect above, door to patio garden and appliances including oven, electric hob with extractor above, fridge freezer and washer dryer.

## SPIRAL STAIRS/LANDING

landing with triple wardrobe and doors to shower room and:

## BEDROOM

2 double glazed windows to front aspect.

## SHOWER ROOM

shower enclosure, wc, wash basin with

mirrored cabinet above, heated towel rail, wall mirror, airing cupboard and double glazed window to rear aspect.

## OUTSIDE

### PATIO GARDEN

enclosed rear patio garden with small shed and rear access gate.

### PARKING

allocated parking space within residents carpark.

### 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 - £300  
Deposit - £1500



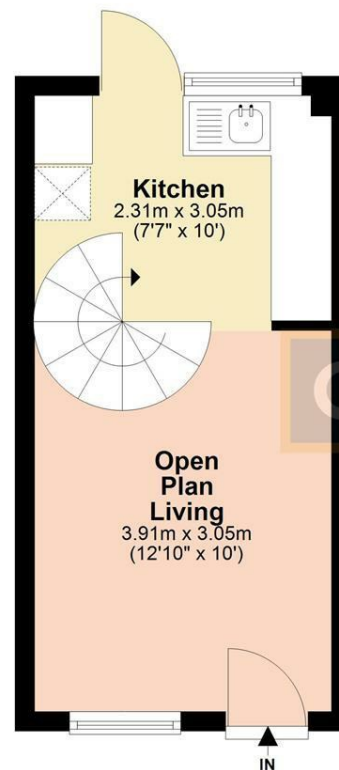




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

Approx. 19.3 sq. metres (207.4 sq. feet)



## First Floor

Approx. 14.8 sq. metres (159.5 sq. feet)



Total area: approx. 34.1 sq. metres (366.9 sq. feet)

Floor area excludes the Balcony  
Plan produced using PlanUp.

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.

