



Halifax Road, Cambridge, CB4 3PX

**CHEFFINS**



## Halifax Road

Cambridge,  
CB4 3PX

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Garden
- On Street Parking with Permit

A beautifully presented 2/3 bedroom bay-fronted Victorian home located in a highly sought-after residential area off Huntingdon Road. The accommodation comprises entrance hall, sitting room open to dining room, kitchen/breakfast room, 2 double bedrooms, study/bedroom 3 and bathroom. Front garden and enclosed rear garden. We regret no sharers. Unfurnished. Available NOW. EPC: D and Council Tax Band: D.

3 1 2

**£2,250 PCM**





## LOCATION



Halifax Road is located off Huntingdon Road on the north side of the city within the Castle ward of Cambridge. Local amenities can be found nearby on Histon Road and a wide range of amenities can be in the city centre (0.5 miles). The property is well position for access to Cambridge Science Park (2.6 miles) and Cambridge railway station and CB1 Business District (2.1 miles). Distances approximate.



## ENTRANCE HALL

stairs rising to first floor with cupboard beneath, door to kitchen/breakfast room and door to:

## OPEN PLAN SITTING/DINING ROOM

### SITTING AREA

bay window to front aspect, feature fireplace (not in use), fitted shelving to alcoves and open to:

### DINING AREA

feature fireplace (not in use), fitted cabinets to alcoves and window to rear aspect.

## KITCHEN/BREAKFAST ROOM

kitchen area fitted with base and wall units, work tops, 1.5 bowl sink with window to side aspect above, integrated appliances including oven, electric hob with extractor above, fridge, dishwasher and washer dryer. Breakfast area with window to side aspect and patio doors to rear garden.

## STAIRS/LANDING

built in cupboard/wardrobe and doors to bedrooms and bathroom off.

## BEDROOM 1

feature fireplace (not in use) and 2 windows to front aspect.

## BEDROOM 2

feature fireplace (not in use) and window to rear aspect.

## BEDROOM 3/STUDY

window to rear aspect.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirror above, cupboard housing gas central heating boiler, fitted shelves and window to side aspect.

## OUTSIDE

enclosed front garden with boundary railings, bike rack, borders and tiled path to front door. Enclosed rear garden principally laid to lawn with patio, shed, shrub borders and mature bay tree.

## LETTING AGENT NOTES

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

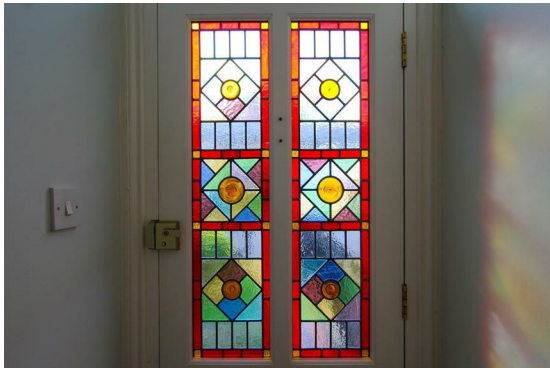
Term - Minimum 12 month tenancy

Holding Deposit - £519

Deposit - £2596











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		
	59	77
EU Directive 2002/91/EC		
England & Wales		

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.

