



Northampton Street, Cambridge, CB3 0AD

**CHEFFINS**



## Northampton Street

Cambridge,  
CB3 0AD



**£2,000 PCM**

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: TBC
- Council Tax Band: E
- Gas Central Heating
- Garden
- No Parking

A newly refurbished 2/3 bedroom mid terrace house with unquestionable charm and character located close to the heart of the historic city centre. The accommodation comprises entrance hall, kitchen, dining room, sitting room, study/bedroom 3, 2 double bedrooms and shower room. Garden and cellar. We regret no pets or sharers. Unfurnished. Available now. EPC: D and Council Tax Band: E.





## LOCATION

Northampton Street sits in one of Cambridge's most historic and desirable quarters, just to the north-west of the historic city centre. The location offers excellent access to the centre's boutiques, cafés, restaurants, public houses and cultural attractions, as well Cambridge's keys amenities, including the market square and university departments all within walking or cycling distance.



## ENTRANCE HALL

built in cupboard, window to front aspect and door to:

## DINING ROOM

feature fireplace (not in use), fitted book shelves, exposed timbers, windows to front and rear aspects, door to rear garden, stairs rising to first floor with cupboard beneath and door to:

## KITCHEN

newly fitted kitchen with base and wall units, works tops, sink with window to rear aspect above, integrated oven and electric hob with extractor above, freestanding fridge freezer and washing machine and door to rear garden.

## STAIRS/FIRST FLOOR LANDING

stairs rising to second floor and doors to sitting room, study and shower room off.

## SITTING ROOM

windows to front and rear aspects.

## STUDY/BEDROOM 3

window to rear aspect.

## SHOWER ROOM

newly fitted bathroom with large shower enclosure, wc, wash basin with mirrored cabinet above, built in linen cupboard, heated towel rail and window to front aspect.

## STAIRS/SECOND FLOOR LANDING

doors to bedrooms 1 & 2 off.

## BEDROOM 1

dormer window to rear aspect.

## BEDROOM 2

built in cupboard with shelving and small clothes rail and dormer window to rear aspect.

## OUTSIDE

open rear garden principally laid to lawn with beds and steps down to cellar housing gas central heating boiler.

## LETTING AGENT NOTES

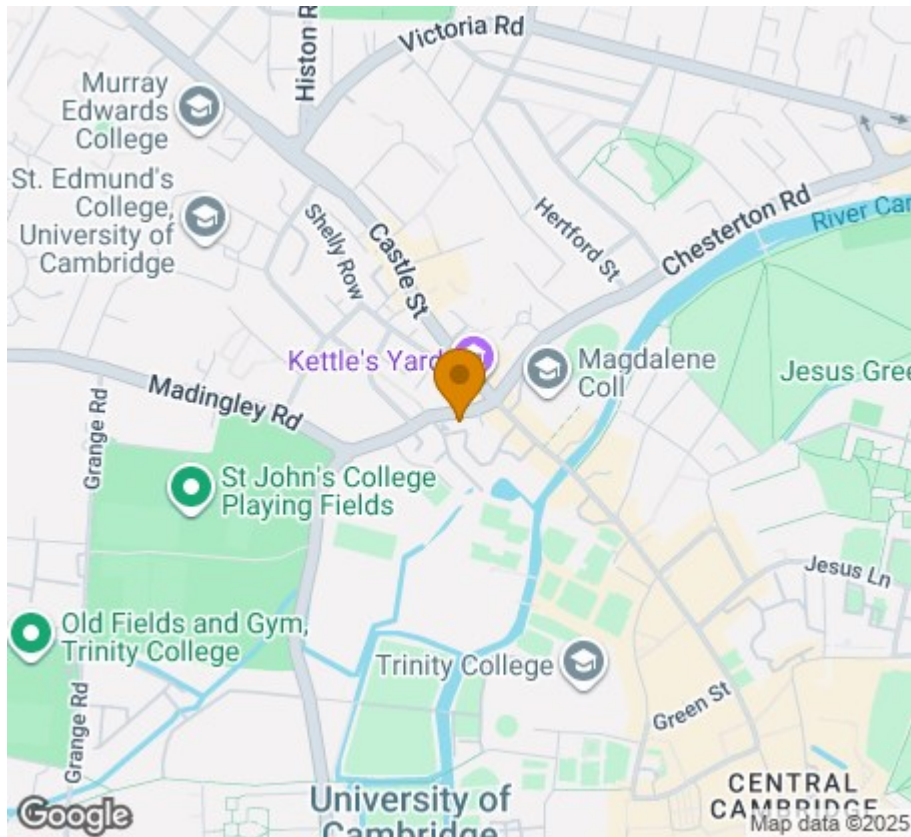
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy  
Holding Deposit - £461  
Deposit - £2307









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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	

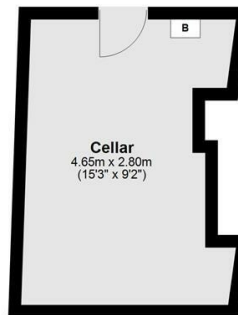
Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

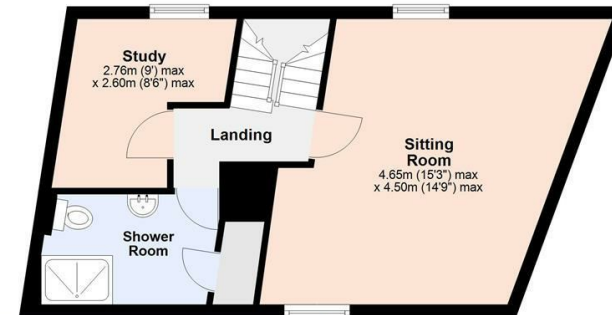
Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

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.

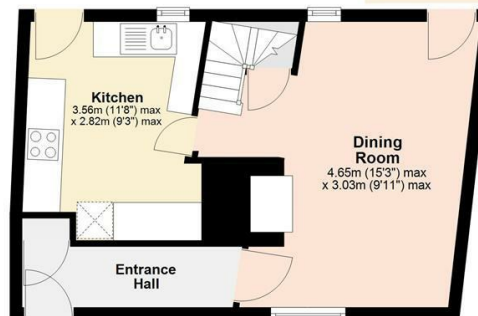
**Cellar**  
Approx. 0.0 sq. metres (0.0 sq. feet)



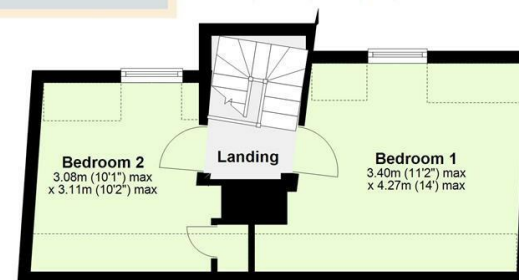
**First Floor**  
Approx. 37.4 sq. metres (402.5 sq. feet)



**Ground Floor**  
Approx. 31.4 sq. metres (337.6 sq. feet)



**Second Floor**  
Approx. 26.1 sq. metres (281.1 sq. feet)



Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

Floor area excludes the cellar.  
Plan produced using PlanUp.

