



**INDIAN MINI MARKET** INTERNATIONAL FOODS 01223 214111  
FROZEN FOODS . FRESH VEGETABLES . GROCERIES

**I**  
**CHERRY** **HINTON**

High Street, Cherry Hinton, Cambridge, CB1 9HY



## High Street

Cherry Hinton, Cambridge,  
CB1 9HY

RENT INCLUSIVE OF UTILITY BILLS AND WIFI. A spacious first floor room available within a newly built development of 8 rooms in Cherry Hinton, situated on the southern edge of Cambridge. The accommodation comprises generous double bedroom with en-suite shower room. The room is furnished with a double bed, bedside unit and Wardrobe. Shared kitchen and Laundry facilities. Communal garden with bicycle shelter. We regret no students. Furnished. Available now. EPC: TBC and Council Tax Band: N/A.

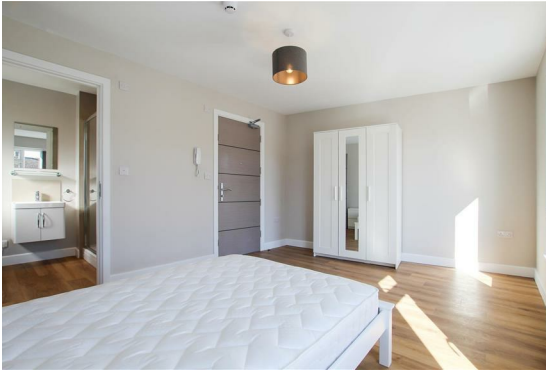
### LOCATION

Located in the heart of Cherry Hinton, the property is within convenient reach of a range of local amenities along the High Street. It is well situated for access to Addenbrooke's Hospital (1.6 miles), Cambridge Train Station and the CB1 Business District (2.2 miles), as well as the city centre (2.6 miles). All distances are approximate.



**£1,125 PCM**



**ROOM 3**

2 windows to front aspect, furniture comprising double bed, 2 bedside units and wardrobe and door to:

**EN-SUITE SHOWER ROOM**

shower enclosure, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to side aspect with obscured glass.

**COMMUNAL KITCHEN/DINING ROOM**

kitchen fitted with base and wall units (each room has an allocated cupboard and drawer), works tops, 2 sinks with window to rear aspect above, integrated appliances including 2 ovens, 2 electric hobs with extractors above

and microwave, freestanding appliances including 2 fridge freezers, 2 washing machines and tumble dryer. Dining area with side door to passage, window to side aspect and furniture comprising dining table with chairs.

**COMMUNAL GARDEN**

enclosed rear garden principally gravelled with patio and bicycle shelter.

**LETTING AGENT NOTES**

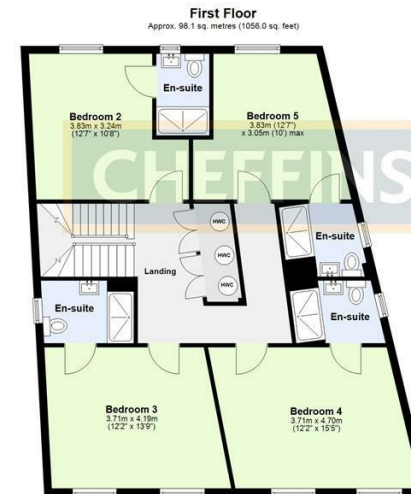
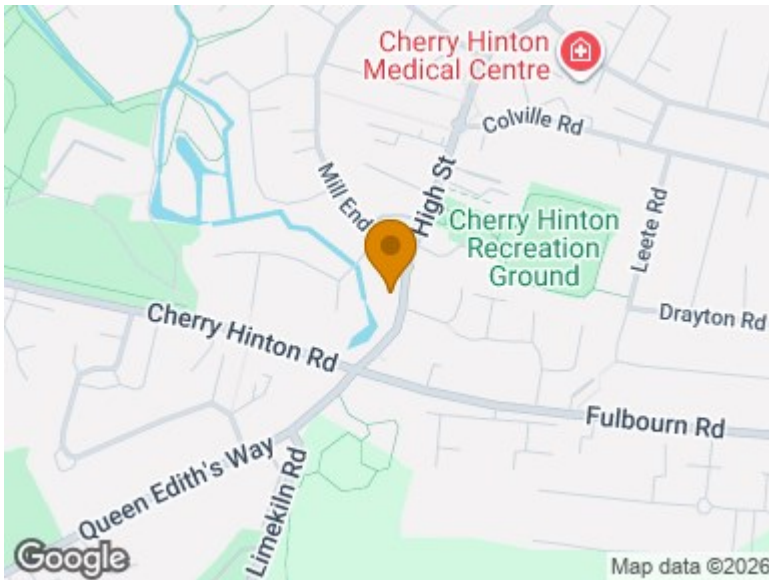
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £259

Deposit - £1298





Energy Efficiency Rating	
	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>Current</b>	<b>Potential</b>
78	
EU Directive 2002/91/EC	
England & Wales	

Total area: approx. 259.4 sq. metres (2791.9 sq. feet)  
Floor area excludes the Balconies.  
Plan produced using Planipz.

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.

