



Norfolk Street, Cambridge, CB1 2LD

CHEFFINS

Norfolk Street

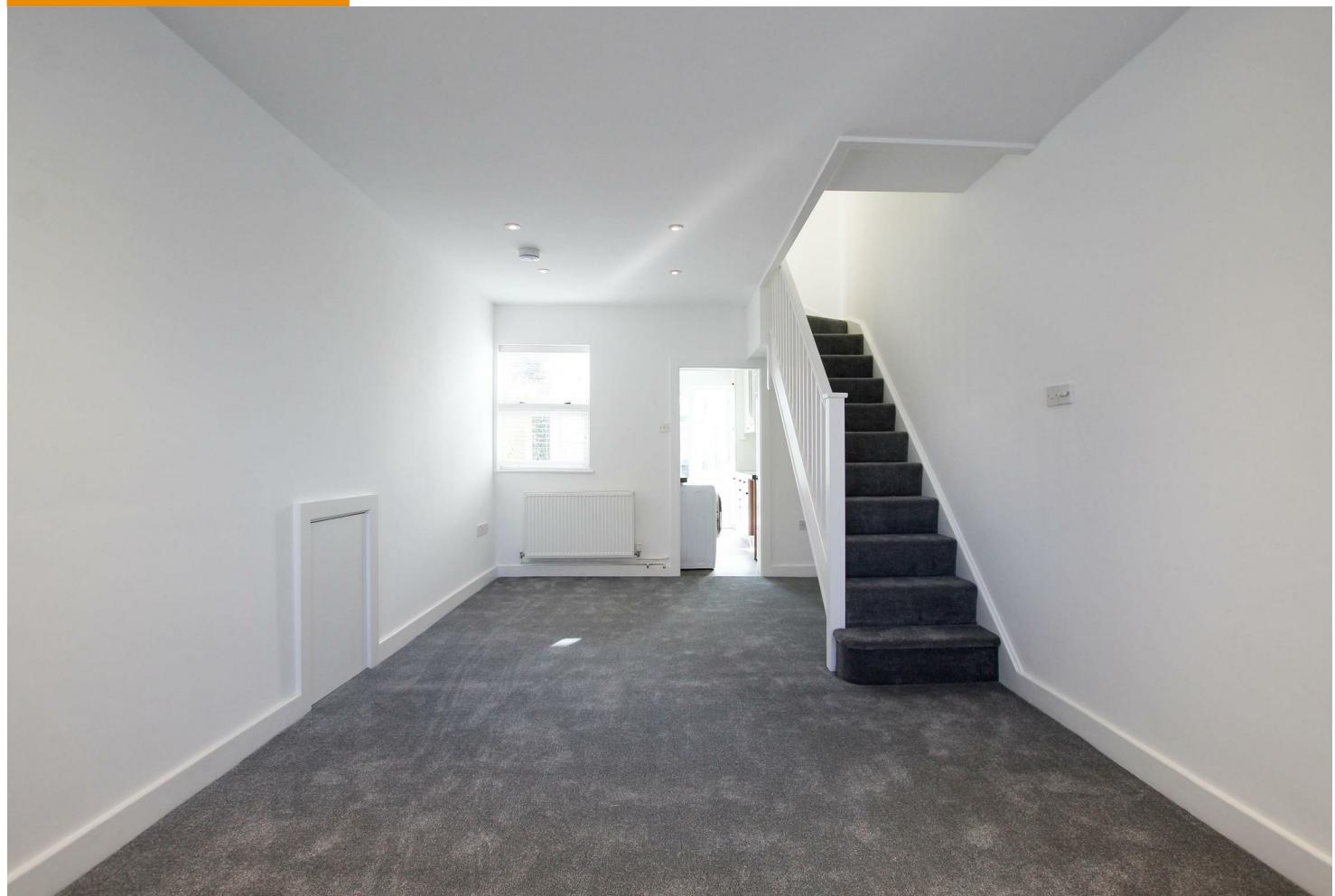
Cambridge,
CB1 2LD

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

An extended 3 bedroom semi detached house within a popular city location. The well presented accommodation over three floors comprises sitting/dining room, kitchen, garden room, 2 double bedrooms, 1 single bedroom and shower room. Enclosed private patio garden. We regret no pets or sharers. Unfurnished. Available now. EPC: D and Council Tax Band: C.

 3  1  2

£1,750 PCM





LOCATION



Norfolk Street is located off East Road within the Petersfield ward of Cambridge. A wide range of local amenities can be found in the Grafton Centre and popular Mill Road nearby and the property is convenient for access to Cambridge railway station and CB1 Business District (0.8 miles) and the historic city centre (0.7 miles). Distances approximate.

ENTRANCE DOOR

through to:

LIVING/DINING ROOM

with double glazed windows to front and rear aspect, two radiators, stairs rising to first floor, spotlights, cupboard housing meters. Doorway to:

KITCHEN

with a range of bespoke fitted wall and base units with work surfaces over, integrated oven with 4 ring gas hob above and extractor hood over, inset stainless steel sink with mixer tap and drainer, fridge/freezer, breakfast bar area, tiled splashbacks, washing machine and dishwasher, radiator. Door to:

GARDEN ROOM

with set of doors leading to garden, wall mounted full height radiator, further door leading to garden.

ON THE FIRST FLOOR**LANDING**

with spotlights, stairs rising to second floor. Bedrooms 2 & 3 and the shower room are accessed of the landing.

BEDROOM 2

with window to front aspect, radiator, fitted wardrobes with mirror sliding door.

BEDROOM 3

with window to rear aspect, radiator.

SHOWER ROOM

with modern white suite comprising low level w.c. with concealed flush, wash basin with tiled splashbacks, privacy window to rear aspect, large walk-in shower with wall mounted Mains shower head and further rain effect shower head, recess tiled shelf, heated towel rail.

ON THE SECOND FLOOR**MASTER BEDROOM**

with windows to rear aspect, radiator.

OUTSIDE

Rear garden principally paved with raised flower and shrub borders, further paved pathway leads to side with an inner courtyard and side passage then leads to gated side access.

LETTING AGENT NOTES

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

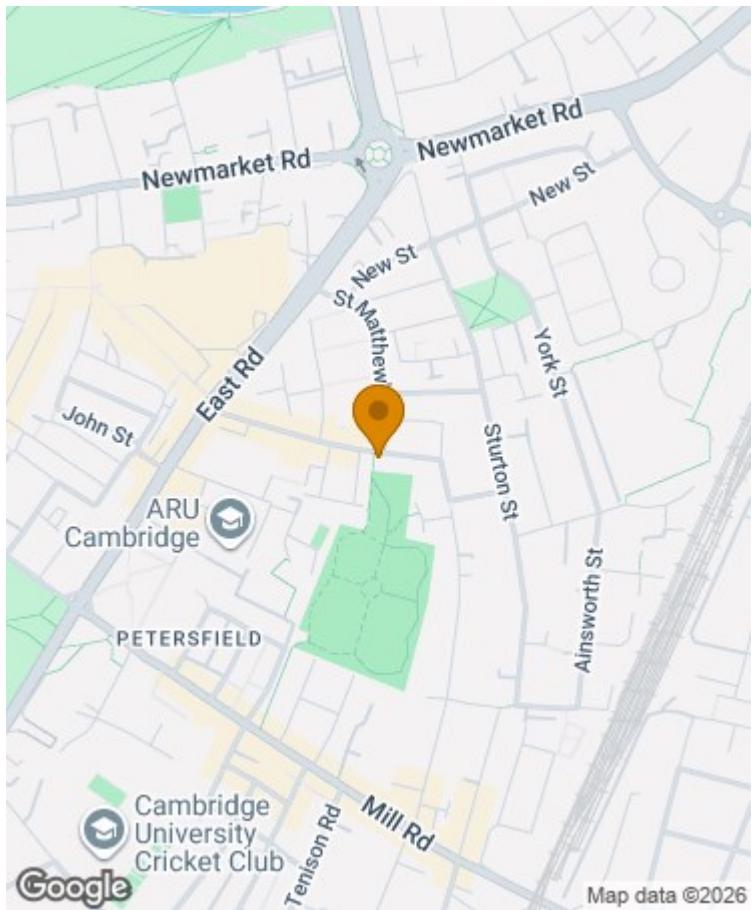
Term - Minimum 6 month tenancy

Holding Deposit - £403

Deposit - £2019







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

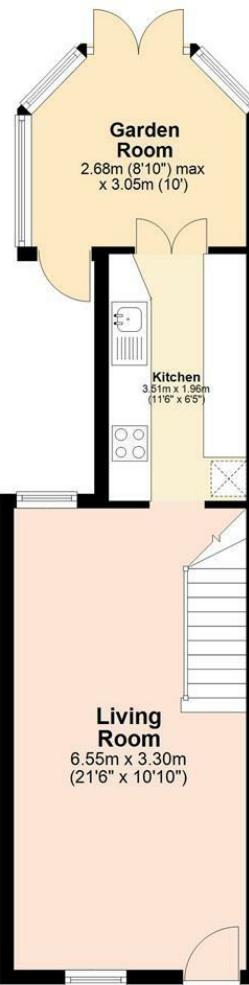
Agents note:

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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.

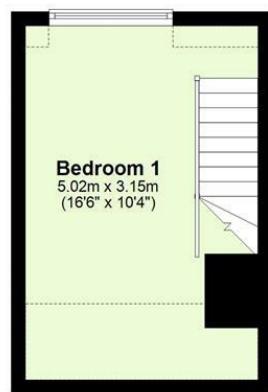
Ground Floor
Approx. 36.4 sq. metres (392.0 sq. feet)



First Floor
Approx. 28.8 sq. metres (309.5 sq. feet)



Second Floor
Approx. 15.8 sq. metres (170.3 sq. feet)



Total area: approx. 81.0 sq. metres (871.9 sq. feet)



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