



Greenlands, Cambridge, CB2 0QY

**CHEFFINS**



## Greenlands

Cambridge,  
CB2 0QY

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Patio & Roof Terrace
- Garage & Parking
- Available to Sharers

A 3 bedroom terrace house enjoying a quiet no through road location on the perimeter of Addenbrooke's Hospital campus. The accommodation comprises entrance hall, kitchen, dining room, generous living room, 2 double bedrooms, bathroom and shower room. Further benefits include garage, parking, front courtyard garden, roof terrace and communal gardens. Unfurnished. Available now. EPC: D and Council Tax Band: D.

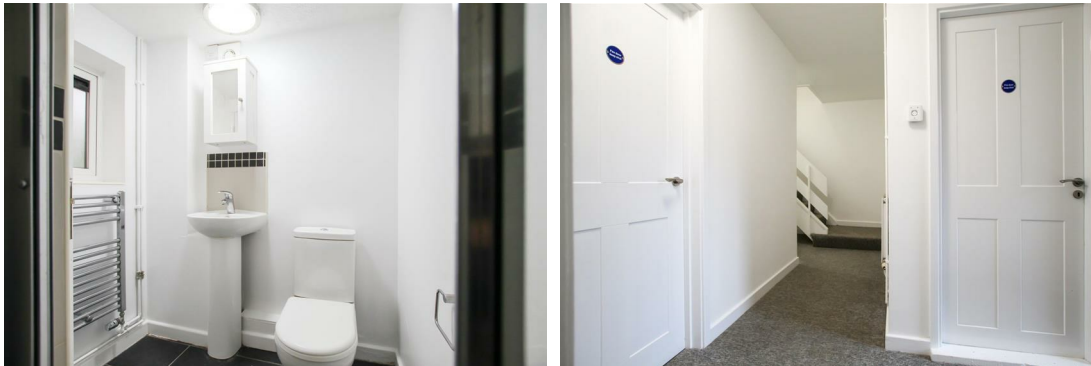
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**£1,700 PCM**





## LOCATION



Greenlands is located within the Queen Edith's Ward of Cambridge on the perimeter of Addenbrooke's Hospital and Biomedical Campus. The property is also well placed for access to Cambridge Train Station and the CB1 Business District (1.8 miles) and Cambridge city centre (2.1 miles). A range of local amenities can be found nearby. (distances approximate)



## ENTRANCE HALL

stairs rising to first floor, built in storage cupboard with fitted shelves, internal door to garage and doors to bedroom 2, kitchen and shower room.

## BEDROOM 2

built in double wardrobe and double glazed window to front aspect.

## KITCHEN

base and wall units, work tops, sink with double glazed window to rear aspect above, integrated appliances including oven, electric hob with extractor hood above, fridge freezer, dishwasher and washing machine, gas central heating boiler and open to:

## DINING ROOM

built in cupboard with fitted shelving and double glazed window to rear aspect.

## SHOWER ROOM

shower enclosure, WC, wash basin with mirrored cabinet above, heated towel rail and double glazed frosted window to side aspect.

## STAIRS/SPLIT LEVEL LANDING

doors to bathroom, bedroom 1 and living room/bedroom 3 off.

## BATHROOM

shower over bath, WC, wash basin with vanity unit below and mirror above,

heated towel rail, built in linen cupboard with fitted shelves and double glazed frosted window to side aspect.

## STAIRS/FIRST FLOOR LANDING

the living room and bedroom 1 are accessed off the first floor landing.

## LIVING ROOM/BEDROOM 3

double glazed window to front aspect and further double glazed window to front aspect with door to:

## ROOF TERRACE

paved and with brick parapet and rail balustrade.

## BEDROOM 1

built in double wardrobe and double glazed window to rear aspect.

## OUTSIDE

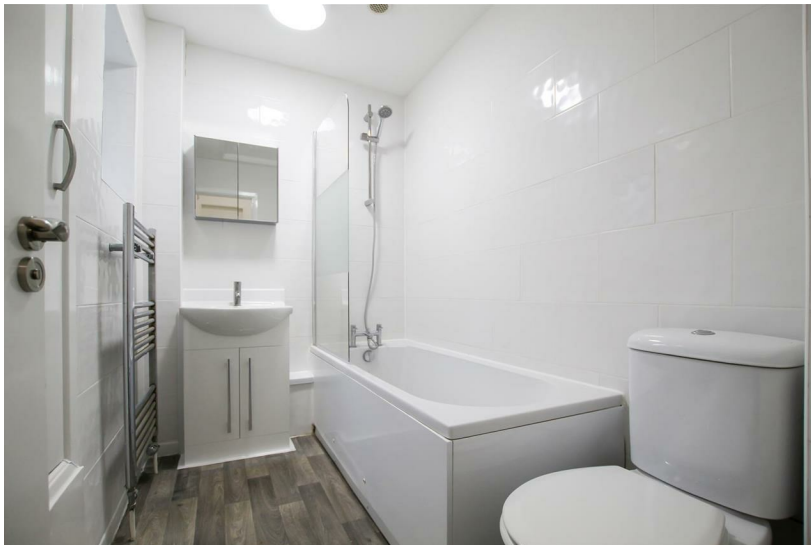
private paved courtyard garden to the front, single garage with roof terrace above (accessed off the living room) and parking space in front and communal gardens to the rear of the property.

## LETTING AGENT NOTES

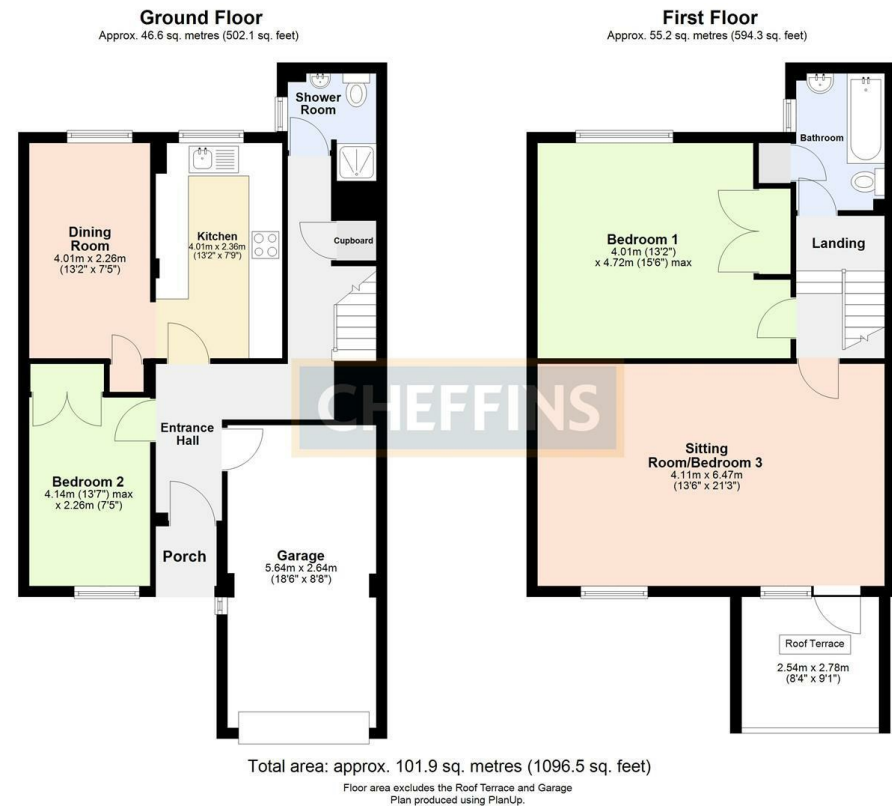
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy  
Holding Deposit - £392  
Deposit - £1961









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</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		
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.

