



Willow Walk, Cambridge, CB1 1LA

CHEFFINS

Willow Walk

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CB1 1LA

A well presented 2 bedroom end terrace house enjoying a sought after central city position close to Christ's Pieces. The accommodation comprises entrance hall, kitchen, living room, 2 bedrooms and bathroom. Property benefits with enclosed patio garden. We regret no pets or sharers. No parking. Unfurnished. Available now. EPC: D and Council Tax Band: D.

LOCATION

Willow Walk is located in the Market ward of Cambridge and occupies a position within central Cambridge. Christ's Pieces and Parker's Piece are a short distance away and an excellent range of local amenities can be found in the Grafton Centre and historic city centre nearby. The property is convenient for access to Cambridge train station and the CB1 Business District (1.0 miles) the central bus station at Drummer Street (0.2 miles). (Distances approximate).

 2  1  1

£1,600 PCM





ENTRANCE HALL

with built in cupboard housing fridge freezer and boiler. Doors to living room and:

KITCHEN

fitted kitchen with base and wall units, work tops, sink with window to side aspect above and integrated appliances including oven, ceramic hobs with extractor above, slim dishwasher and washing machine.

LIVING ROOM

with stairs rising to first floor with storage cupboard beneath, window to front aspect and patio doors to side aspect with access to patio garden.

STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

BEDROOM 1

with built in corner cupboard and window to side aspect looking into patio garden.

BEDROOM 2

with window to side aspect looking over Emmanuel Road.

BATHROOM

with shower over bath, wash basin with vanity unit below and mirror above, w.c. with cabinet above, heated towel rail and window to front aspect.

OUTSIDE

PATIO GARDEN

paved and with door with access to street.

LETTING AGENT NOTES

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

Term - Minimum 10 month tenancy

Holding Deposit - £369

Deposit - £1846





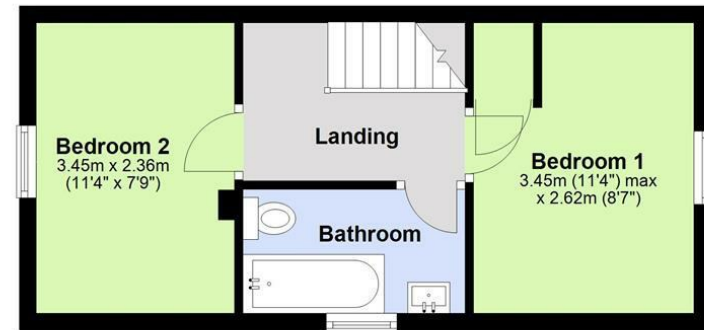
Ground Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



CHEFFINS First Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 54.0 sq. metres (581.4 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | 68 |
| (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 | | |

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.



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