

Emery Street, Cambridge, CB1 2AX

CHEFFINS

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3 1 2

£2,100 PCM



- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Garden
- Permit Parking

A well proportioned 3 bedroom Victorian Terrace located on a sought after residential street off Mill Road. The accommodation comprises entrance hall, generous living room, dining room, kitchen, bathroom and wc to the ground floor and 3 double bedrooms to the first floor. Enclosed rear patio garden and permit parking. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: E.









LOCATION

Emery Street is located off the ever popular Mill Road within the Petersfield Ward of Cambridge. There is an excellent range of local amenities moments away and the property in conveniently placed for access to Cambridge Railway Station and CB1 Business District (0.6 miles) and the historic city centre (0.5 miles). Distances approximate.

ENTRANCE HALL
stairs rising to first floor with cupboard beneath, door to dining room and door to:

LIVING ROOM
generous living room with bay window to front aspect and gazed door the rear with access to garden.

DINING ROOM
window to side aspect and doorway to:

KITCHEN
base and wall units, work tops, sink with window to side aspect above, integrated oven and electric hob with extractor above, freestanding fridge freezer and washer dryer, gas central heating boiler and door to:

REAR HALL
side door to rear garden, door to WC and door to:

BATHROOM
shower over bath, wash basin and window to rear aspect.

WC
wc and window to rear aspect.

STAIRS/LANDING
doors to bedrooms 1, 2 & 3.

BEDROOM 1
wall to wall built in wardrobes fitted with clothes rails and shelving and 2 windows to front aspect.

BEDROOM 2
built in wardrobe to alcove and window to rear aspect.

BEDROOM 3
window to rear aspect.

GARDEN
enclosed rear garden principally paved with raised beds, small shed and gated rear access.

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

Holding Deposit - £484
Deposit - £2423













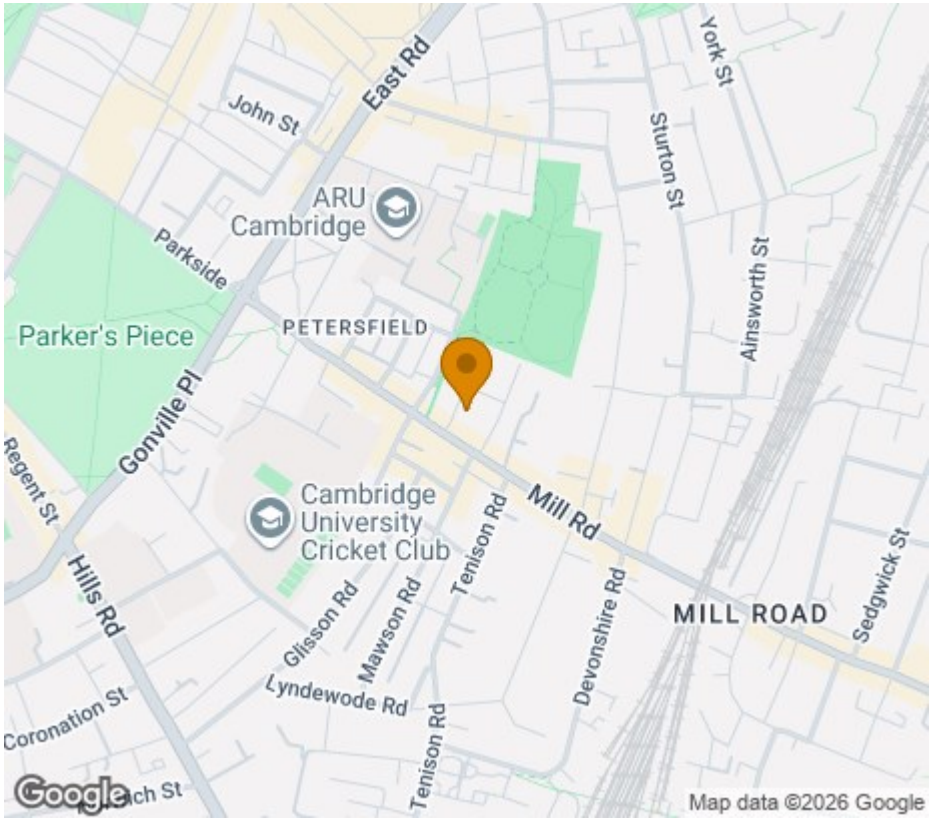

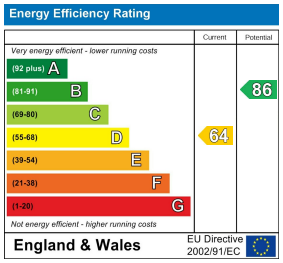



Total area: approx. 104.3 sq. metres (1123.0 sq. feet)

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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.