



Room 7, East Road, Cambridge, CB1 1DB

CHEFFINS

East Road

Cambridge,
CB1 1DB

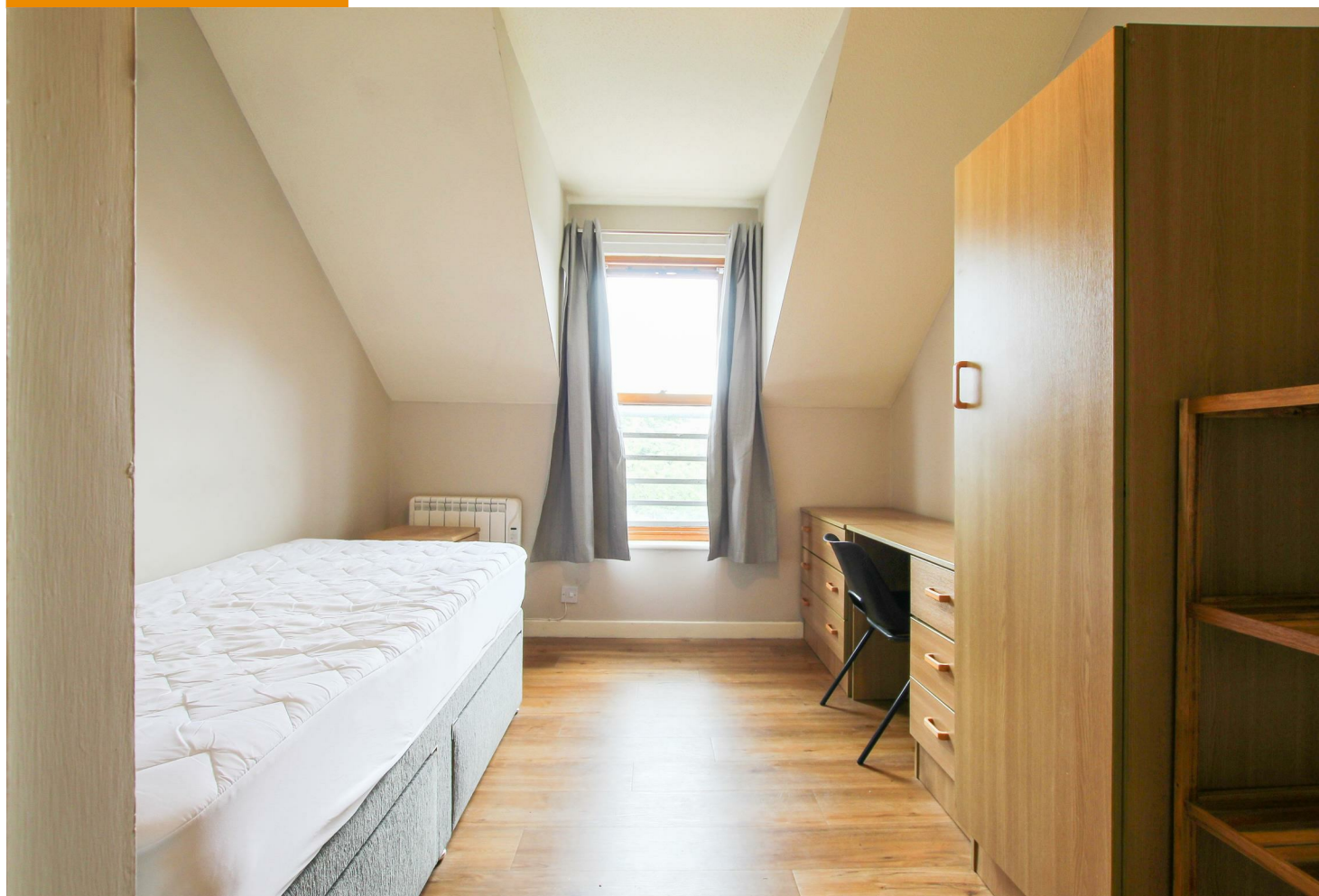
A THIRD FLOOR STUDENT BEDROOM WITH UTILITIES INCLUDED to let within this purpose built accommodation block comprising 8 rooms moments from Anglia Ruskin University and local amenities. The accommodation comprises 3rd floor bedroom with single bed, desk, wardrobe and bedside table. Shared shower room and kitchen facilities. Utility bills inclusive of rent. Furnished. Available from 24/07/2026. EPC: E and Council Tax Band: N/A.

LOCATION

East Road is situated within the Market Ward of Cambridge and enjoys a highly convenient location, just 0.2 miles from Anglia Ruskin University. A wide range of amenities are available nearby, including those at the Grafton Centre and along the vibrant Mill Road. The property is also well positioned for access to Cambridge Railway Station (approximately 1.0 mile away) and the historic city centre, which can be reached via Parker's Piece, approximately 0.5 miles away. All distances are approximate.

 1  0  0

£745 PCM



**BEDROOM 7**

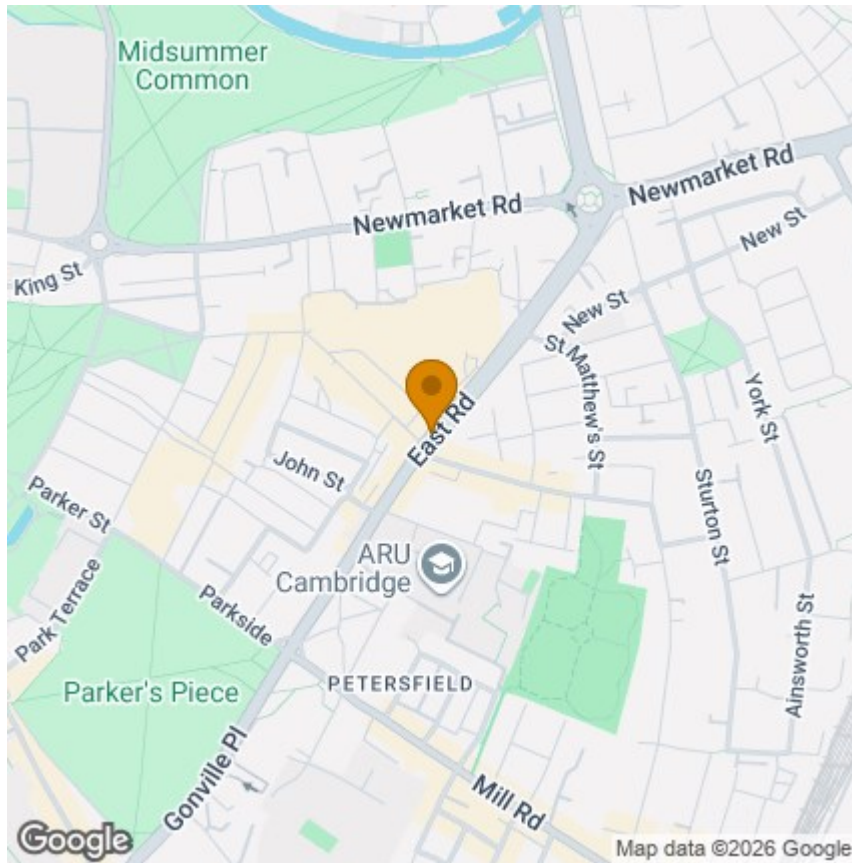
with window to front aspect. Furniture includes single bed, bedside table, desk with chair, wardrobe and chest of drawers.

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 - £171
Deposit - £859





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	72
England & Wales		
EU Directive 2002/91/EC		

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.

