



Kings Hedges Road, Cambridge, CB4 2PL

CHEFFINS

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Cambridge,
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3 1 2

£1,700 PCM

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Off Street Parking
- Garden

A newly refurbished 3 bedroom mid terraced house in a convenient north city location. The accommodation comprises entrance hall, dining room, kitchen, sitting room, 2 double bedrooms, 1 single bedroom and bathroom. Off street parking and front and rear gardens. We regret no sharers or pets. Unfurnished. Available now. EPC: C and Council Tax Band: C.





LOCATION



Located within the Kings Hedges ward of Cambridge. The property is positioned conveniently for access to the historic city centre (1.5 miles), Cambridge Science Park and Cambridge North mainline railway Station (0.6 miles) and A14 at Junction 33 (1.1 miles). A range of local amenities can be found nearby. Distances approximate.

ENTRANCE HALL

stairs rising to first floor with cupboard beneath, window to front aspect, door to sitting room and door to:

DINING ROOM

window to front aspect and open to:

KITCHEN

base and wall units, work tops, sink, integrated appliances including oven, electric hob with extractor above, fridge freezer and dishwasher, freestanding washing machine, window to rear aspect and door to rear garden.

SITTING ROOM

patio doors to rear garden.

STAIRS/LANDING

all first floor rooms are accessed off the landing.

BEDROOM 1

built in cupboard and window to rear aspect.

BEDROOM 2

2 windows to front aspect.

BEDROOM 3

built in cupboard and window to front aspect.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity unit below, heated towel rail and 2 windows to rear aspect.

OUTSIDE

brick paved driveway providing off street parking for 1 car, front garden principally laid to lawn with access to side passage with access to enclosed rear garden principally laid to lawn with patio, brick shed, further shed, green house and borders.

LETTING AGENT NOTES

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

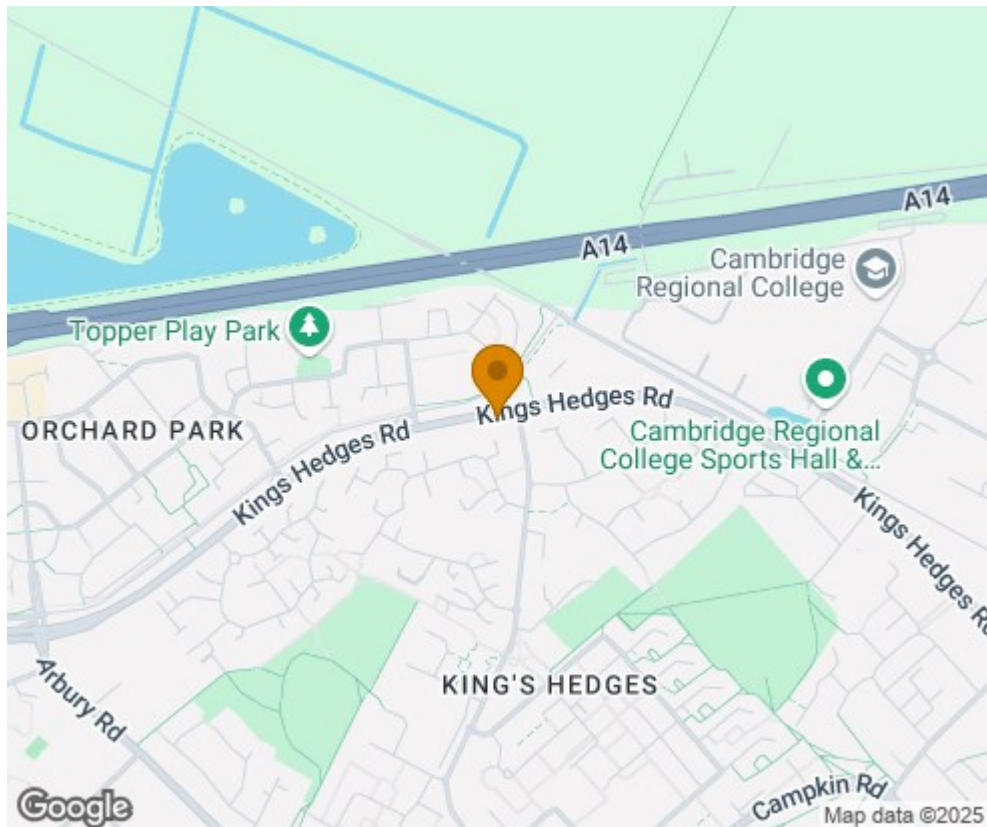
Term - Minimum 6 month tenancy

Holding Deposit - £392

Deposit - £1961

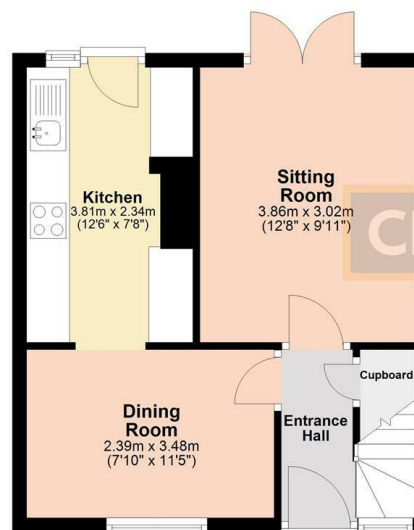






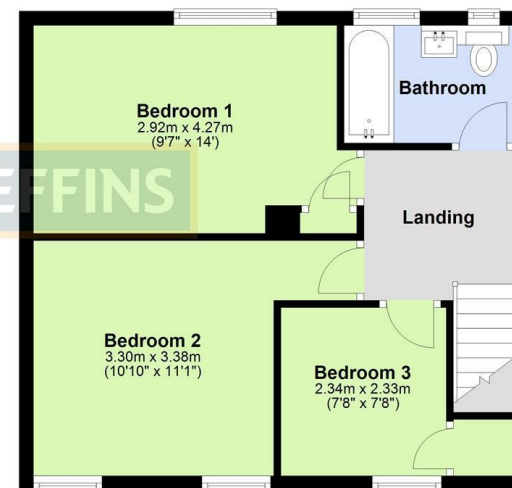
Ground Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		87
(81-111) B		
(69-80) C	73	
(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:

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.