



High Street, Cherry Hinton, Cambridge, CB1 9LU

**CHEFFINS**



## High Street

Cherry Hinton, Cambridge,  
CB1 9LU

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

A 3 bedroom detached house located in the heart of popular and well served Cherry Hinton. The accommodation comprises entrance hall, kitchen, dining room open to sitting room, cloakroom, 2 double bedrooms, 1 single bedroom and bathroom. Off street parking, single garage and enclosed rear garden. We regret no sharers. Unfurnished. Available now. EPC: C and Council Tax Band: D.

3 1 2

**£1,695 PCM**





## LOCATION



The property is located in the heart of Cherry Hinton and conveniently close to a range of local amenities found on the High Street. The property is well placed for access to Addenbrookes (1.6 miles), Cambridge train station & CB1 Business District (2.2 miles), the city centre (2.6 miles) and the A14 and A11 (3.2 & 4.3 miles respectively). Distances approximate



## ENTRANCE HALL

stairs rising to first floor with store cupboard beneath, door to sitting room and door to:

## KITCHEN

fitted with base and wall units, work tops, sink with window to rear aspect above, oven, gas hob with extractor above, fridge freezer, washing machine, slimline dishwasher, meter cupboard, door to cloakroom and door to:

## DINING ROOM

sliding patio doors to rear garden and open to:

## SITTING ROOM

feature fire place (not in use), window to front aspect and door to entrance hall.

## CLOAKROOM

WC, wash basin, mirrored cabinet and window to side aspect.

## STAIRS/LANDING

airing cupboard and window to side aspect. The bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

built in double wardrobes, wall mirror and 2 windows to front aspect.

## BEDROOM 2

fitted shelves and clothes rail to alcove and window to rear aspect.

## BEDROOM 3

window to front aspect.

## BATHROOM

shower over bath, WC, wash basin with vanity unit below, wall mirror, cabinet and windows to side and rear aspects.

## OUTSIDE

gravelled driveway to the front offering off street parking for 3 vehicles, access to a single garage and a gate to an enclosed rear garden principally laid to lawn with patio and mature shrubs and trees. Garden service to be provided on an ad hoc basis.

## LETTING AGENT NOTES

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

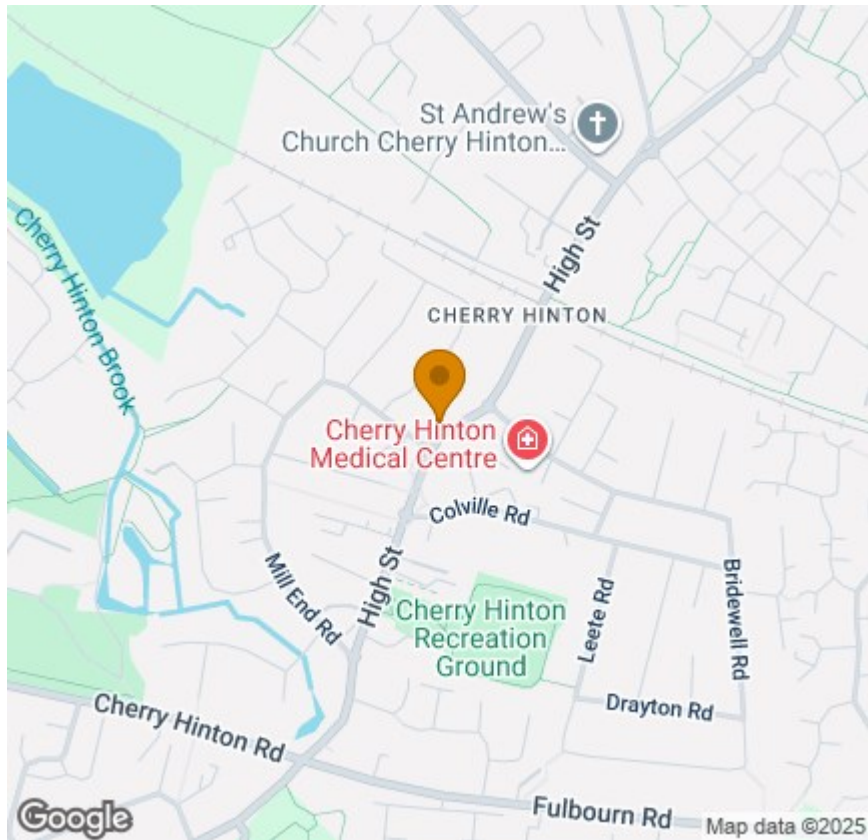
Term - Minimum 6 month tenancy  
Holding Deposit - £391  
Deposit - £1955











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) <b>A</b>		<b>91</b>
(81-111) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>79</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

#### Agents note:

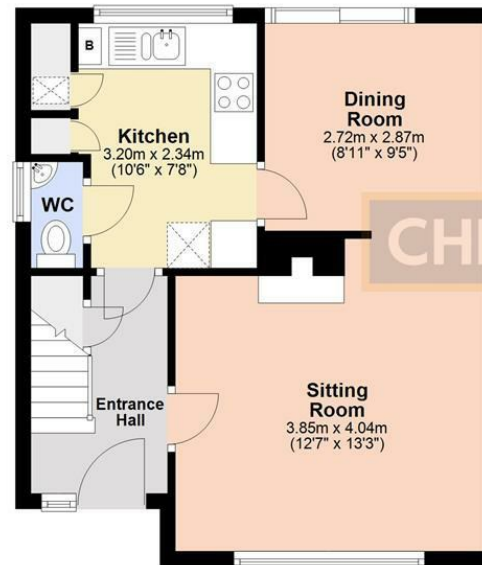
For more information on this property please refer to the Material Information Brochure on our website.

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.

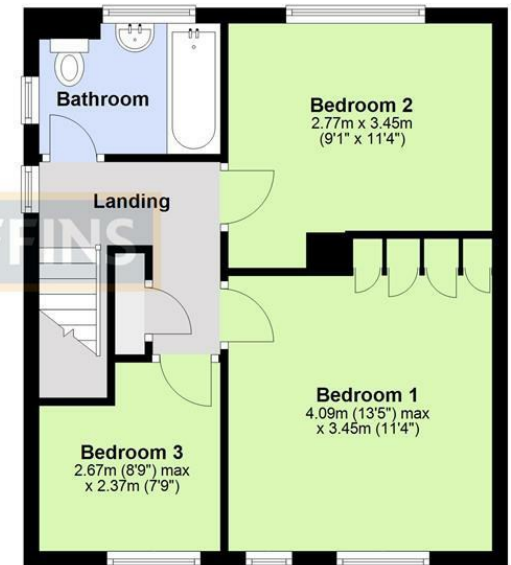
#### Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



#### First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 81.4 sq. metres (875.7 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

