

Cherry Hinton Road, Cambridge, CB1 7AG

CHEFFINS

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3 1 3

£1,750 PCM

- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Double Garage
- Front & Rear Patio Gardens



A spacious 3 bedroom end terrace house in a prime south city located offering easy access to Addenbrooke's, train station and city centre. The accommodation comprises entrance hall, kitchen/breakfast room, 2 further reception rooms, utility, cloakroom, 3 double bedrooms and bathroom. Further benefits include front and rear patio gardens and double garage. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: D.









LOCATION

Located within the Coleridge ward of Cambridge the property is well served with a good range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.0 mile), Addenbrooke's (1.6 miles) and Cambridge city centre (1.8 miles). Distances approximate.

ENTRANCE HALL
stairs rising to first floor with cupboard beneath, doors to the sitting room, dining room and breakfast room off.

SITTING ROOM
feature fire place (not in use), double glazed bay window to front aspect and double doors to:

DINING ROOM
electric feature fire place and patio doors to rear garden and door to entrance hallway.

BREAKFAST ROOM
under stairs cupboard, double glazed window to side aspect and open to:

KITCHEN
fitted kitchen with base and wall units, work tops, sink with double glazed window to side aspect above, oven, electric hob with extractor above, dishwasher, integrated fridge and door to:

REAR HALL/UTILITY ROOM
work top with washing machine and freezer below, gas central heating boiler, door to rear patio garden and door to:

CLOAKROOM
wc, wash basin, mirrored cabinet and double glazed window to side aspect.

STAIRS/LANDING
doors to the bedrooms and bathroom off.

BEDROOM 1
feature fireplace (not in use) and 2 double glazed windows to front aspect.

BEDROOM 2
feature fireplace (not in use) and double glazed window to rear aspect.

BEDROOM 3
feature fireplace (not in use), airing cupboard and double glazed window to rear aspect.

BATHROOM
shower over bath, wc, wash basin, bidet and double glazed window to side aspect.

OUTSIDE
enclosed patio garden to the front of the property and enclosed rear patio garden with side gate and door to a double garage with up and over garage door.

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

Holding Deposit - £403
Deposit - £2019





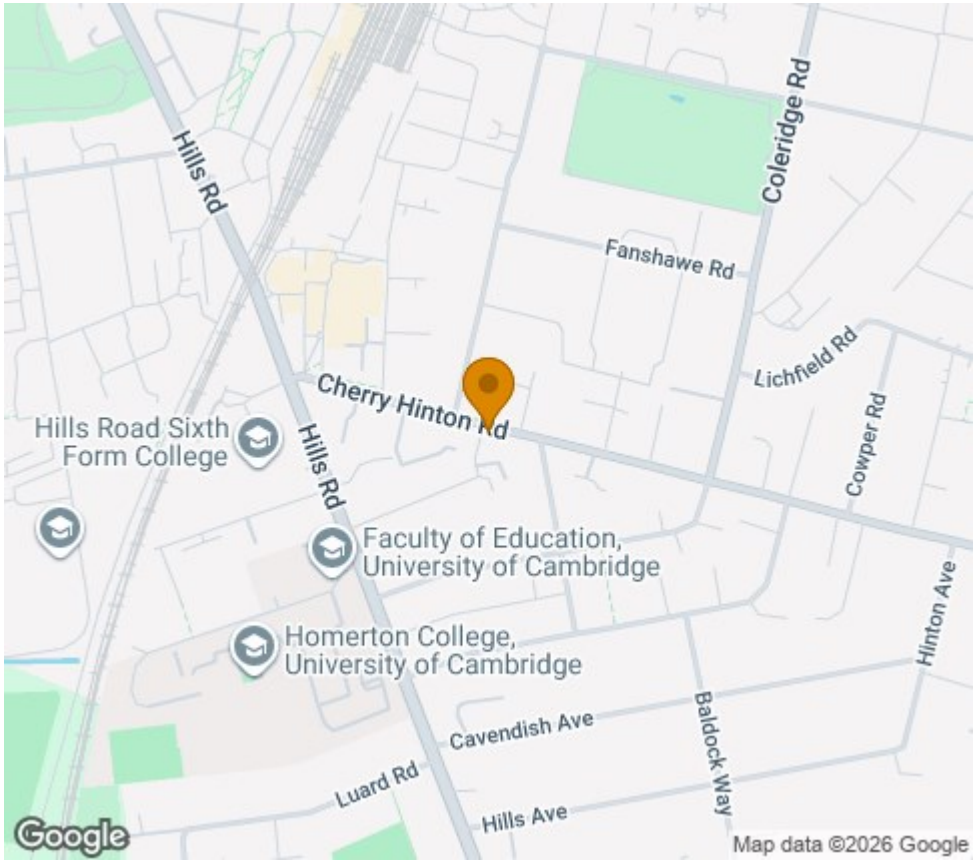


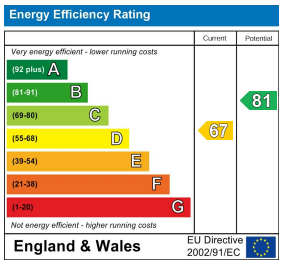














Total area: approx. 114.8 sq. metres (1235.6 sq. feet)

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

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.