



Devonshire Road, Cambridge, CB1 2BH

CHEFFINS

Devonshire Road

Cambridge,
CB1 2BH

- Minimum 12 Month Tenancy
- Available from 02/09/2025
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Garden
- On Street Parking with Permit

A beautifully presented 4 bedroom bay-fronted Victorian home located in a highly sought-after position just moments from cosmopolitan Mill Road and easy access to Cambridge Train Station. The accommodation arranged over 3 floors comprises entrance hall, 2 reception rooms, kitchen/breakfast room, cloakroom, 3 double bedrooms, study/bedroom 4 and bathroom. Enclosed rear garden. We regret no sharers. Unfurnished. Available from 02/09/2025. EPC: C and Council Tax Band: D.

4 1 3

£2,600 PCM





LOCATION



The property is located off Mill Road within the Petersfield ward of Cambridge and most conveniently placed for access to Cambridge train station and the CB1 Business District (0.2 miles). The property is also convenient for access to the city centre (0.7 miles) and Addenbrookes (1.7 miles). A good range of local amenities can also be found nearby on Mill Road. (distances approximate).

ENTRANCE HALL

stairs rising to first floor with cloakroom beneath, exposed wooden floorboards and doors to sitting room, dining room and kitchen/breakfast room.

SITTING ROOM

working fireplace, fitted shelving and cabinets to alcoves, exposed wooden floorboards and sash bay window to front aspect with plantation shutters.

DINING ROOM

feature fireplace (not in use), exposed wooden floorboards and sash window to rear aspect.

KITCHEN/BREAKFAST ROOM

kitchen area fitted with base and wall units, work tops, sink with sash window to side aspect above, tiled floor and integrated appliances including 5 ring gas hob with extractor above, oven, microwave combination oven, fridge freezer and dishwasher, open to breakfast area with wall cabinet and bi-fold doors to rear garden.

CLOAKROOM

located under the stairs with WC and wash basin.

STAIRS/FIRST FLOOR LANDING

stairs rising to second floor and doors to bedrooms 1, 2 & 4 and bathroom.

BEDROOM 1

2 built in wardrobes, exposed wooden floorboards and sash window to front aspect.

BEDROOM 2

built in wardrobe, exposed wooden floorboards and sash window to front aspect.

STUDY/BEDROOM 4

carpet to floor and sash window to front aspect.

BATHROOM

roll-top bathtub, walk in shower with glass screen, WC, wash basin with mirrored cabinet above, heated towel rail, airing cupboard housing GCH boiler, linen cupboard, further cupboard housing washing machine and tumble dryer and sash window to rear aspect.

STAIRS/SECOND FLOOR LANDING

window to rear aspect and door to:

BEDROOM 3

eaves storage and Velux skylight to front aspect and 2 Velux skylights to rear aspect.

REAR GARDEN

enclosed rear garden principally laid to lawn with patio and rear gated access.

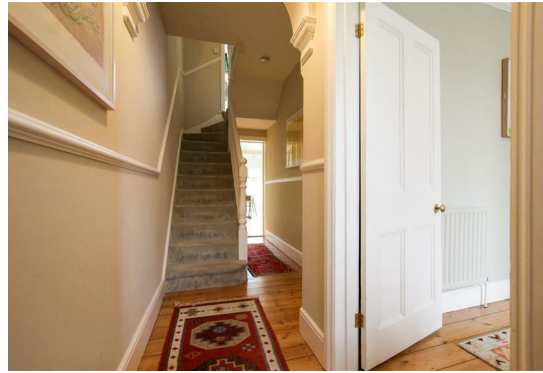
LETTING AGENT NOTES

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

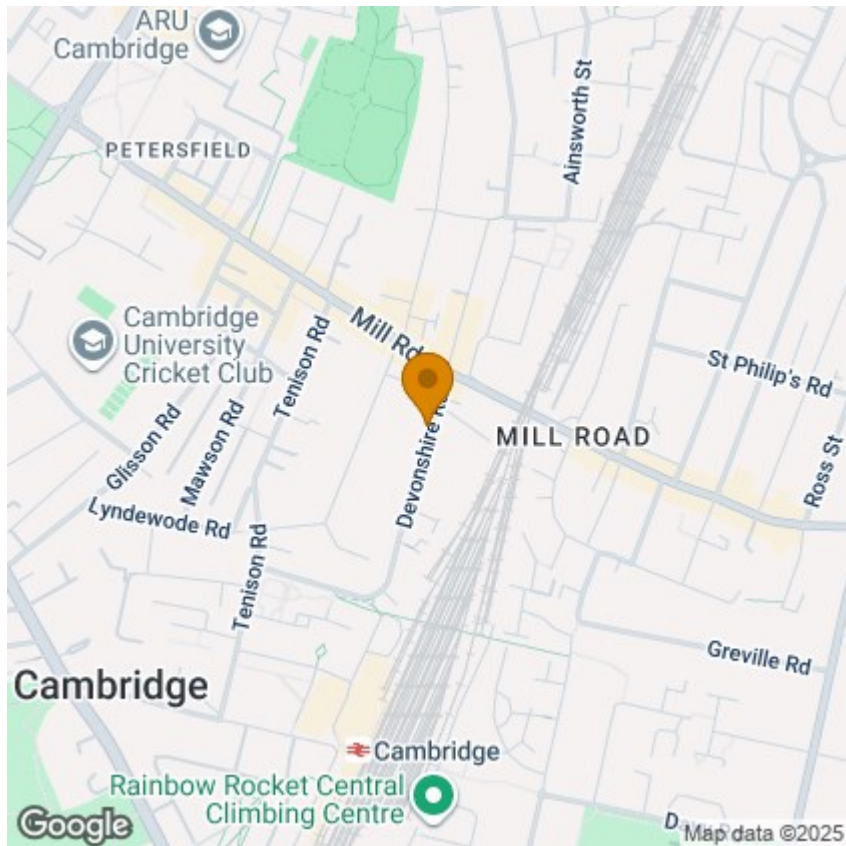
Term - Minimum 12 month tenancy

Holding Deposit - £600

Deposit - £3000







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		
England & Wales	EU Directive 2002/91/EC	

Agents note:

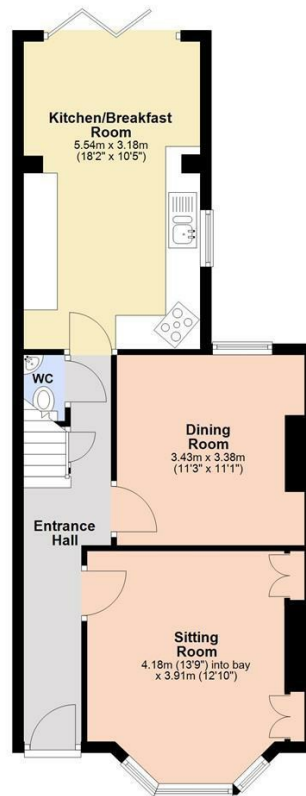
For more information on this property please refer to the Material Information Brochure on our website.

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. 54.6 sq. metres (588.0 sq. feet)



First Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



Second Floor

Approx. 21.0 sq. metres (226.1 sq. feet)



Total area: approx. 121.2 sq. metres (1304.4 sq. feet)

Floor area excludes Eaves
Plan produced using PlanUp.



CHEFFINS