Valerian Court, Cambridge, CB1 9YP

CHEFFINS

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2 1 1

£1,500 PCM

A 2 bedroom mid terrace house located in Cherry Hinton close to local amenities and with easy access to Cambridge and A14. The accommodation comprises fitted kitchen with white goods, living room, 2 bedrooms and bathroom. Further benefits include enclosed rear garden and off street parking. We regret no sharers. Unfurnished. Available from 16/10/2026. EPC: C and Council Tax Band: C.

LOCATION

The property is located within a quiet cul-de-sac in a sought-after residential area of Cherry Hinton, approximately 3 miles south-east of Cambridge's historic city centre. Cherry Hinton offers an excellent range of local amenities, including supermarkets, shops, and everyday services, and provides convenient access to the A14 and A11 road networks. Addenbrooke's Hospital is situated approximately 2 miles away, while Cambridge Railway Station lies around 2.6 miles from the property.

ENTRANCE HALL
with staircase to first floor with cupboard beneath. The kitchen and open plan living room are accessed off the entrance hall.

KITCHEN
modern kitchen with base and wall units, works tops, sink with window to front aspect above, oven, gas hob with extractor above, fridge freezer and washer dryer.

LIVING ROOM
with sliding patio doors to rear aspect with access to rear garden.

STAIRS/LANDING

BEDROOM 1
with window to rear aspect.

BEDROOM 2
with built in storage cupboard and 2 windows to the front aspect.

BATHROOM
modern bathroom with shower over bath, toilet and wash basin with cabinet below and wall mounted mirror above.

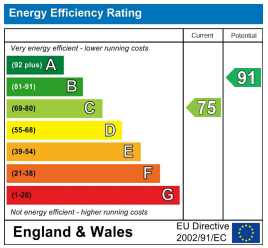
OUTSIDE

GARDEN
enclosed rear garden predominantly gravelled with patio and shed.

PARKING
off street parking for 1 car.

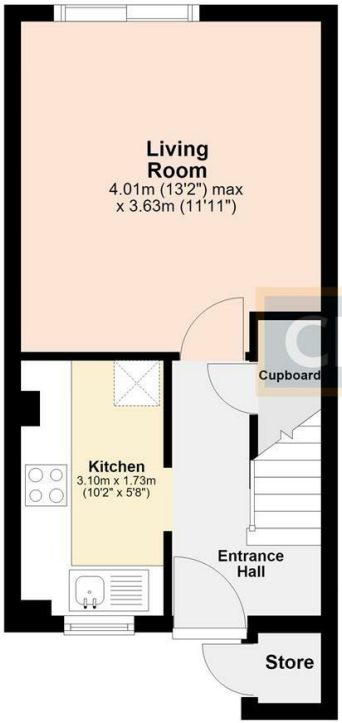
LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £346
Deposit - £1730



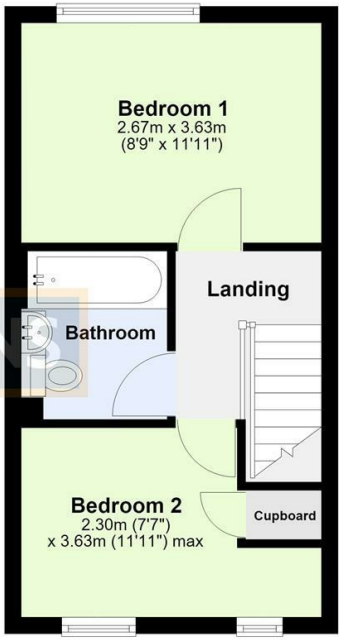
Ground Floor

Approx. 26.9 sq. metres (289.9 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.9 sq. feet)



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Total area: approx. 53.0 sq. metres (570.8 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: 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.