



Marshall Road, Cambridge, CB1 7TY

CHEFFINS

Marshall Road

Cambridge,
CB1 7TY

- Minimum 6 Month Tenancy
- Available 30/01/2026
- Unfurnished
- EPC: E
- Council Tax Band: E
- Gas Central Heating
- Garden
- Permit Parking

A spacious 2 bedroom bay fronted Victorian residence in a sought after south city residential area. The accommodation comprises entrance hall, sitting/dining room, kitchen/breakfast room, wc, 2 double bedrooms, bathroom and attic store room. Enclosed rear garden. We regret no sharers. Unfurnished. Available from 30/01/2026. EPC: E and Council Tax Band: E.



£2,100 PCM





LOCATION



Located in a sought after residential area within the Queen Edith's 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 (0.8 mile), Addenbrooke's (1.0 mile) and Cambridge city centre (1.1 miles). Distances approximate.

ENTRANCE HALL

stairs rising to 1st floor, shoe cabinet and door to:

LIVING ROOM

bay window to front aspect, feature gas fireplace, door to WC and door to:

KITCHEN/BREAKFAST ROOM

kitchen area fitted with base and wall units, work tops, sink, integrated oven and grill and ceramic hob with extractor above, freestanding American style fridge freezer, dishwasher and washer dryer and 2 skylights. Open to breakfast area fitted with further base and wall units and work tops, gas central heating boiler and Bi-fold doors to rear garden.

WC

low level wc and wash basin with mirror above.

STAIRS/1st FLOOR LANDING

stairs rising to second floor and door to bedroom 1 & 3 and bathroom.

BEDROOM 1

fitted double wardrobes with mirrored doors, fitted shelving to one alcove and 2 windows to front aspect.

BEDROOM 2

window to rear aspect.

BATHROOM

walk-in shower, separate bath, low level wc, wash basin with vanity unit below and illuminated mirrored cabinet above, heated towel rail and window to side aspect.

STAIRS TO SECOND FLOOR

door to:

STORE ROOM

3 Velux skylights and eaves storage.

EXTERIOR

small bricked garden to the front with boundary. Enclosed garden to the rear principally laid to lawn with patio, shed and shrub 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 - £484

Deposit - £2423



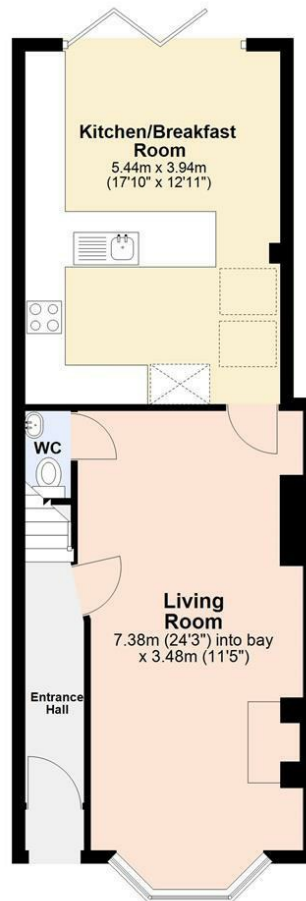




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

Ground Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



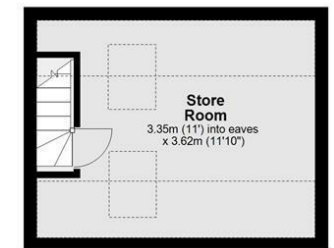
First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Second Floor

Approx. 1.1 sq. metres (12.0 sq. feet)



Total area: approx. 88.0 sq. metres (946.9 sq. feet)

Floor area excludes store room
Plan produced using PlanUp.

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.

