



Bosworth Road, Cambridge, CB1 8RG

**CHEFFINS**



## Bosworth Road

Cambridge,  
CB1 8RG

- Minimum 6 Month Tenancy
- Furnished or Unfurnished
- Available from 25/07/2025
- EPC: D
- Council Tax Band: F
- Gas Central Heating
- Garage & Parking
- Front & Rear Gardens

A well presented 4 bedroom detached house in a convenient south city location off Cherry Hinton Road. The accommodation comprises entrance hall, sitting room, dining room, kitchen with utility off, cloakroom, principal bedroom with en-suite shower room, 1 further double bedroom, 2 single bedrooms and bathroom. Off street parking, integral single garage and front and rear gardens. We regret no sharers. Furnished or Unfurnished. Available from 25/07/2025. EPC: D and Council Tax Ban: F.

4 2 2

**£2,300 PCM**





## LOCATION

Located off Cherry Hinton Road and close to Cherry Hinton Hall Park. The property is well placed for access to Addenbrookes (1.6 miles), Cambridge train station (2.1 miles), the city centre (2.4 miles) and the A14 and A11 (3.8 & 4.1 miles respectively). A range of local amenities can be found on Cherry Hinton High Street nearby and a supermarket at Fulbourn (0.8 miles). Distances approximate.



## ENTRANCE HALL

stairs rising to first floor with cupboard beneath. The sitting room, kitchen, dining room and cloakroom are accessed off the entrance hall.

## SITTING ROOM

Feature fireplace (not to be used), bay window to front aspect and 2 windows to side aspect.

## KITCHEN

base and wall units, work tops, 1.5 bowl sink with window to rear aspect above, oven and grill with electric hob and extractor hood above, dishwasher, tumble dryer and doorway to:

## UTILITY ROOM

base and wall units, work tops, sink, fridge freezer, washing machine and side door to garden.

## DINING ROOM

patio doors to rear aspect with access to garden.

## CLOAKROOM

wc, wash basin with mirror above and window to front aspect.

## STAIRS/LANDING

airing cupboard housing hot water cylinder. The bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

2 built in double wardrobes, window to front aspect, window to side aspect and door to:

## EN-SUITE SHOWER ROOM

shower cubicle, wc, wash basin with mirror above and window to side aspect.

## BEDROOM 2

built in double wardrobe and window to rear aspect.

## BEDROOM 3

window to rear aspect and low level door to eaves storage (above garage).

## BEDROOM 4

window to front aspect.

## BATHROOM

shower over bath with glass shower screen and curtain, wc, wash basin, wall mirror and window to rear aspect.

## OUTSIDE

open front garden principally laid to lawn with driveway providing off street parking and access to single integral garage. Side gate to enclosed rear garden principally laid to lawn with generous patio and mature hedgerow borders.

## FURNITURE

the property is available as seen or with some or all of the furniture removed. Note: if the property is required unfurnished the tenancy start date will be negotiated to factor in time for removing furniture items.

## LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

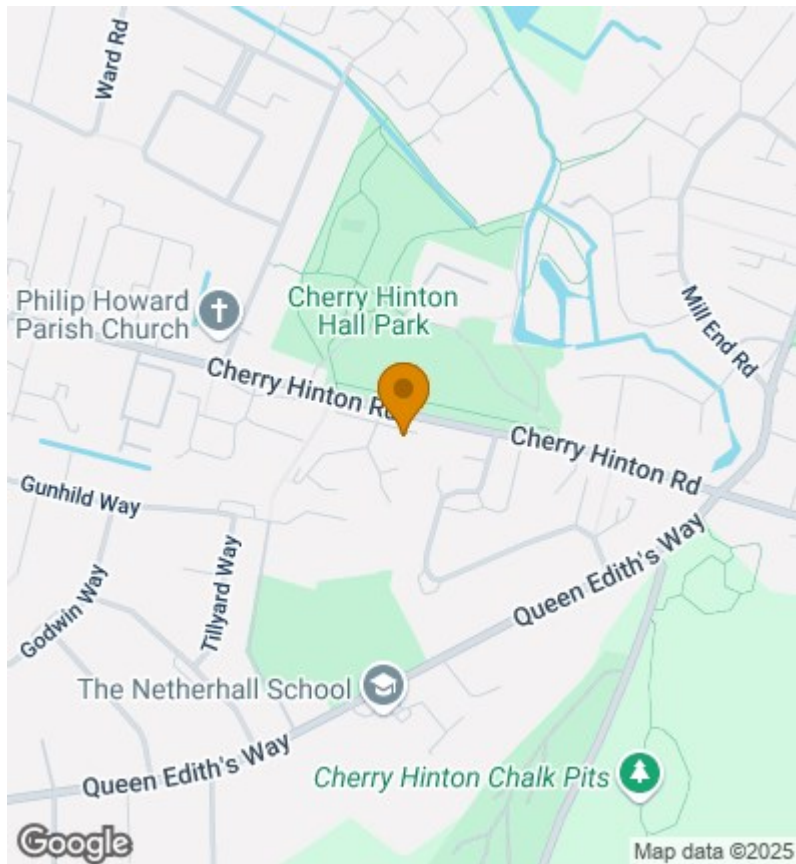
Holding Deposit - £530

Deposit - £2653









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 103.9 sq. metres (1118.6 sq. feet)

Note: Not to scale - For guidance purposes only  
Floor area excludes garage  
Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



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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.