

Warkworth Terrace, Cambridge, CB1 1EE

CHEFFINS

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Cambridge,
CB1 1EE

4 2 2

£3,200 PCM

- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: G
- Gas Central Heating
- Patio Garden
- No Parking

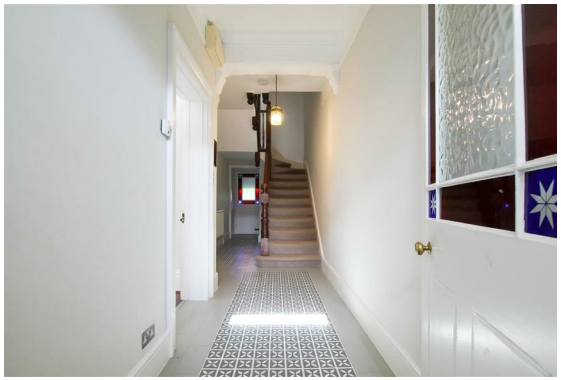


A substantial four-bedroom townhouse full of charm, ideally situated in this prime central city location close to Parker's Piece. The modernised accommodation, which retains many original features, comprises reception hall, kitchen/dining room, generous sitting room, cloakroom, 3 double bedrooms, 1 single bedroom and 2 bathrooms. Further benefits include enclosed rear patio garden with garden room. We regret no sharers. Unfurnished. Available now. EPC: C and Council Tax Band: G.









LOCATION

Warkworth Terrace is located within the Market ward, in the heart of central Cambridge. It lies just a short walk from Parker's Piece and Christ's Pieces, with a wide range of shops, restaurants, and everyday amenities close by in both the Grafton Centre and the historic city centre. The property also benefits from excellent transport links, with the central bus station on Drummer Street approximately 0.3 miles away and Cambridge railway station and CB1 Business District around 0.9 miles from the property.

LOBBY
door to:

RECEPTION HALL
with stairs rising to first floor. The kitchen/dining room, cloakroom and garden are accessed off the reception hall.

KITCHEN/DINING ROOM
into bay windows.

DINING AREA
feature fireplace (not in use) and bay window to front aspect. The dining area is open to the:

KITCHEN AREA
base and wall units, island, work tops, sink, 8 ring gas range with extractor above and integrated appliances including fridge freezer, dishwasher and washer dryer. Bay window to rear aspect.

CLOAKROOM
WC, wash basin and window to rear aspect.

STAIRS/FIRST FLOOR LANDING
stairs rising to second floor. The sitting room, bedroom 3 and bathroom are accessed off the landing.

SITTING ROOM
feature fireplace (not in use) and 2 windows to front aspect.

BEDROOM 3
built in wardrobes to alcoves, feature fireplace (not in use) and window to rear aspect.

BATHROOM
shower over roll top bath, WC, wash basin, heated towel rail and window to rear aspect.

STAIRS/SECOND FLOOR LANDING
built in storage cupboards. Bedrooms 1, 2 & 4 and the shower room are accessed off the second floor landing.

BEDROOM 1
built in wardrobes, feature fireplace (not in use) and window to rear aspect.

BEDROOM 2
feature fireplace (not in use) and window to front aspect.

BEDROOM 4
window to front aspect.

SHOWER ROOM
with large shower enclosure, wash basin with mirror above, heated towel rail and window to rear aspect.

OUTISDE

GARDEN
enclosed rear garden predominantly paved with decked area, shrub borders and:

GARDEN ROOM
windows to rear and side aspects

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

Holding Deposit - £738
Deposit - £3692



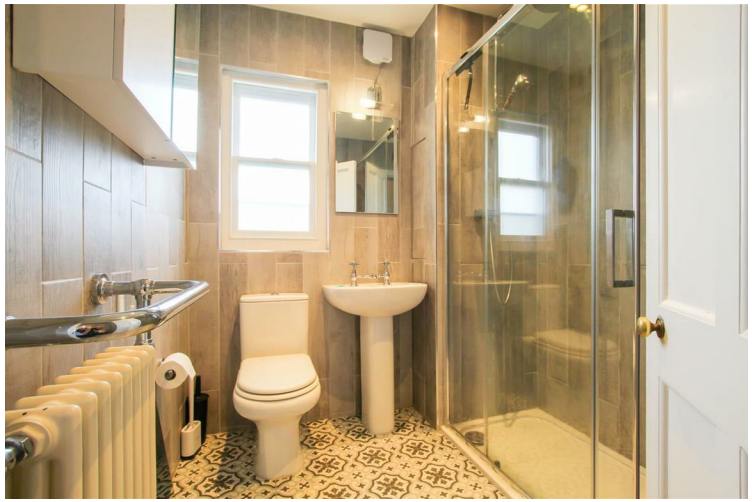








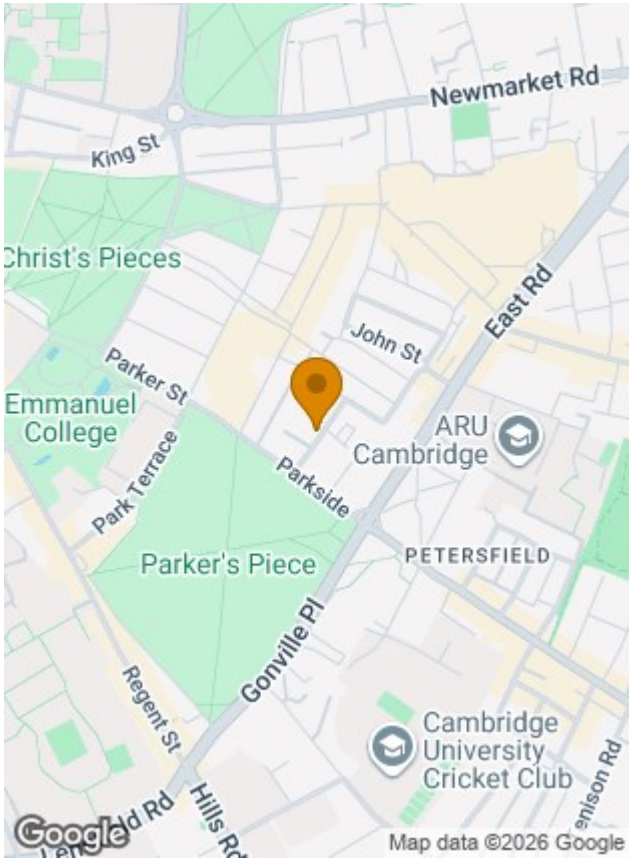




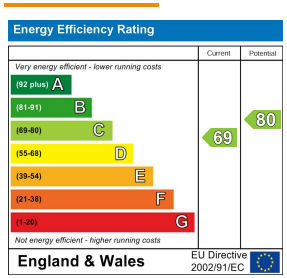












Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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.