



Petworth Street, Cambridge, CB1 2LY

**CHEFFINS**

## Petworth Street

Cambridge,  
CB1 2LY

A 2 bedroom end terrace house in this convenient city location with easy access to the historical city centre and Cambridge retail park. The accommodation comprises 2 reception rooms, kitchen, 2 bedrooms and bathroom. Enclosed rear garden. Permit parking only. We regret no pets or sharers. Unfurnished. Available from 19/09/2025. EPC: D and Council Tax Band: C.

2 1 2

£1,500 PCM



### LOCATION

Petworth Street is located close to East Road and Newmarket Road within the Petersfield ward of Cambridge. The property is convenient for access to Cambridge railway station and CB1 Business District (1.0 mile) and the historic city centre (0.8 miles). The property is also well placed for wide range of local amenities at the Grafton Centre (0.3 miles), popular Mill Road (0.6 miles) and Cambridge Retail Park and Beehive Centre (0.3 miles). Distances approximate.



## ENTRANCE DOOR

to:

## SITTING ROOM

with feature fireplace (not in use) with alcoves either side, sash window to front aspect and door to:

## DINING ROOM

with feature fireplace (not in use), door to stairs rising to 1st floor with storage cupboards beneath, sash window to rear aspect and door to:

## KITCHEN

with base and wall units, work tops, sink with window to rear aspect above, freestanding oven with electric hob, fridge freezer, 2 further windows to side aspect and side door with access to rear garden.

## STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

with feature fireplace (not in use), built in wardrobes to alcoves fitted with shelves and clothes rail and sash window to front aspect.

## BEDROOM 2

with feature fireplace (not in use), built in wardrobe to alcove fitted with shelf and clothes rail and sash window to rear aspect.

## BATHROOM

with shower over bath, WC, wash basin with mirrored cabinet above, airing cupboard, washing machine and sash window to rear aspect.

## GARDEN

enclosed rear garden principally paved and with shrub borders and side gate.

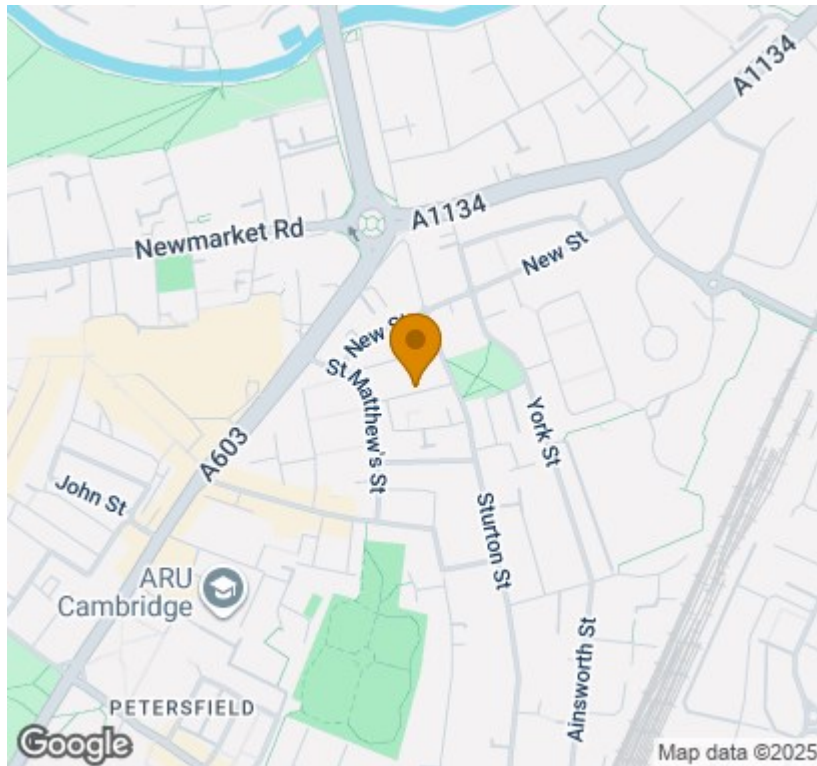
## LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy

Holding Deposit - £346

Deposit - £1730



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (92 plus)                                 |         | 88        |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 57      |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Ground Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



## First Floor

Approx. 29.9 sq. metres (322.4 sq. feet)



Total area: approx. 62.9 sq. metres (677.5 sq. feet)

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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.