



Ross Street, Cambridge, CB1 3BU

CHEFFINS

Ross Street

Cambridge,
CB1 3BU

3 1 2

£2,000 PCM

- Minimum 6 Month Tenancy
- Available from 03/09/2025
- Unfurnished
- EPC: E
- Council Tax Band: C
- Gas Central Heating
- Rear Garden
- Non-Allocated On Street Parking

A 2/3 bedroom mid terrace house with unquestionable charm and character located in a popular residential area off Mill Road. The accommodation comprises entrance hall, sitting room open to dining room, kitchen with pantry, 2 double bedrooms, study/bedroom 3 and bathroom. Enclosed rear garden. We regret no sharers. Unfurnished. Available from 03/09/2025. EPC: E and Council Tax Band: C.





LOCATION

Ross Street is located off Mill Road within the popular Romsey ward of Cambridge. An excellent range of local amenities are moments away and the property is conveniently placed for access to Cambridge Railway Station and CB1 Business District (0.9 miles) and the historic city centre (1.2 miles). Distances approximate.



ENTRANCE HALL

stairs rising to first floor and doors to sitting room and dining room.

SITTING ROOM

feature fireplace (not in use), 2 windows to front aspect and open to:

DINING ROOM

feature fireplace (not in use), fitted cabinets to alcove, window to rear aspect, door to under stairs cupboard and door to:

KITCHEN

base units, work tops, sink with window to side aspect above, freestanding appliances including oven with electric hob, fridge, freezer, dishwasher and washing machine, walk-in pantry with fitted shelves and window to rear aspect, gas central heating boiler, 2 further windows to rear aspect and side door to rear garden.

STAIRS/LANDING

built in cupboard and doors to bedrooms and bathroom off.

BEDROOM 1

feature fireplace (not in use), built in

wardrobe to alcove and 2 windows to front aspect.

BEDROOM 2

feature fireplace (not in use) and window to rear aspect.

STUDY/BEDROOM 3

window to rear aspect.

BATHROOM

shower over bath with folding shower screen, wc, wash basin with illuminated mirrored cabinet above, heated towel rail and window to side aspect.

GARDEN

enclosed rear garden principally laid to lawn with patio, shed, shrub borders and rear gated access.

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 - £461

Deposit - £2307



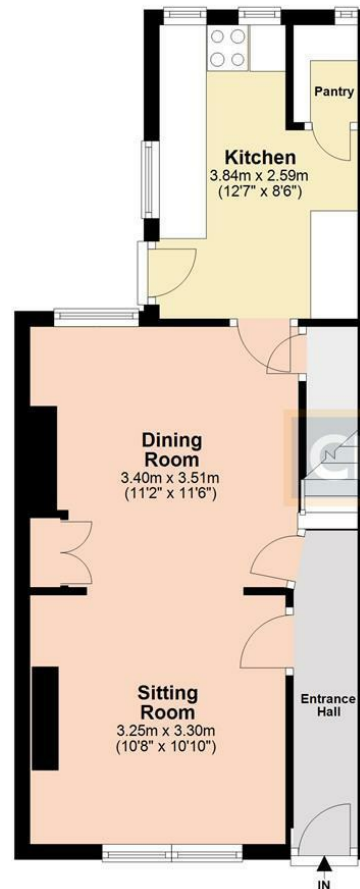




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 76.0 sq. metres (817.8 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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.

