



St. Bedes Gardens, Cambridge, CB1 3UF

**CHEFFINS**

## St. Bedes Gardens

Cambridge,  
CB1 3UF

A well presented 1 bedroom mid terrace house located on the south sound of the city close to local amenities and with easy access to Addenbrooke's and city centre. The accommodation comprises entrance hall, living room, kitchen, 1 double bedroom and shower room. Parking space and enclosed rear garden. Unfurnished. Available from 17/04/2026. EPC: C and Council Tax Band: B

### LOCATION

St Bedes Gardens is located in the ward of Cherry Hinton. The property is well place for access to Addenbrookes (1.6 miles), Cambridge train station and CB1 Business District (1.6 miles), the city centre (2.1 miles) and the A14 and A11 (4.3 & 5.0 miles respectively). A range of local amenities can be found nearby and on Cherry Hinton High Street (0.5 miles) and a supermarket at Fulbourn (1.2 miles). Distances approximate.



**£1,200 PCM**



**ENTRANCE HALL**

door to:

**LIVING ROOM**

stairs rising to first floor with cupboard beneath, window to front aspect and archway to:

**KITCHEN**

base and wall units, work tops, sink, freestanding oven with electric hob and extractor above, under counter fridge with ice box, washing machine and door to rear garden.

**STAIRS/LANDING**

window to rear aspect, airing cupboard and doors to bedroom and shower room off.

**BEDROOM**

fitted wardrobes with sliding mirrored doors and window to front aspect.

**SHOWER ROOM**

corner shower, WC, wash basin with vanity unit below and window to rear aspect above, wall mirror and heated towel rail.

**OUTSIDE**

Allocated parking space to the front and enclosed rear garden with patio, beds and backing onto allotments.

**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 - £276

Deposit - £1384





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England & Wales		71	80
EU Directive 2002/91/EC			

### Ground Floor

Approx. 21.5 sq. metres (230.9 sq. feet)

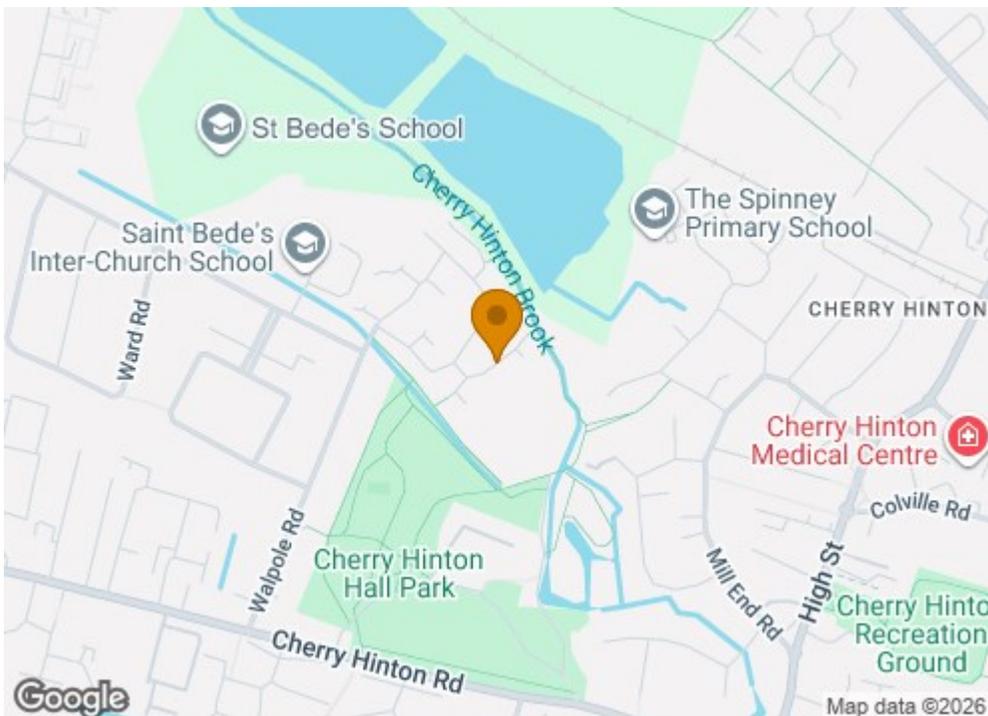


### First Floor

Approx. 20.3 sq. metres (218.4 sq. feet)



Total area: approx. 41.7 sq. metres (449.3 sq. feet)



#### 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.