



Cowper Road, Cambridge, CB1 3SN

**CHEFFINS**

## Cowper Road

Cambridge,  
CB1 3SN

A well presented 1 bedroom maisonette located just off Cherry Hinton Road. The accommodation comprises entrance hall, living room, kitchen, 1 double bedroom and bathroom. Enclosed garden. Unfurnished. Available from 17/07/2026. EPC: D and Council Tax Band: A.

### LOCATION

The property is positioned on the corner of Cowper Road and Cherry Hinton Road within the Coleridge ward of Cambridge. The property is well served with a range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (0.1 miles), Addenbrooke's (1.1 miles) and Cambridge city centre (1.4 mile). Distances approximate.



**£1,375 PCM**



**ENTRANCE DOOR**

to:

**STAIRS RISING TO FIRST FLOOR**

to:

**HALL/LANDING**

the kitchen, living room, bedroom and bathroom are accessed off the hall/landing.

**KITCHEN**

new fitted kitchen with base and wall units, work tops, sink with window to rear aspect above, oven, ceramic hob with extractor above, fridge with ice box and washing machine.

**LIVING ROOM**

with window to front aspect.

**BEDROOM**

with fitted wardrobe and window to rear aspect.

**BATHROOM**

with shower over bath, toilet, wash basin and heated towel rail.

**LETTING AGENT NOTES**

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

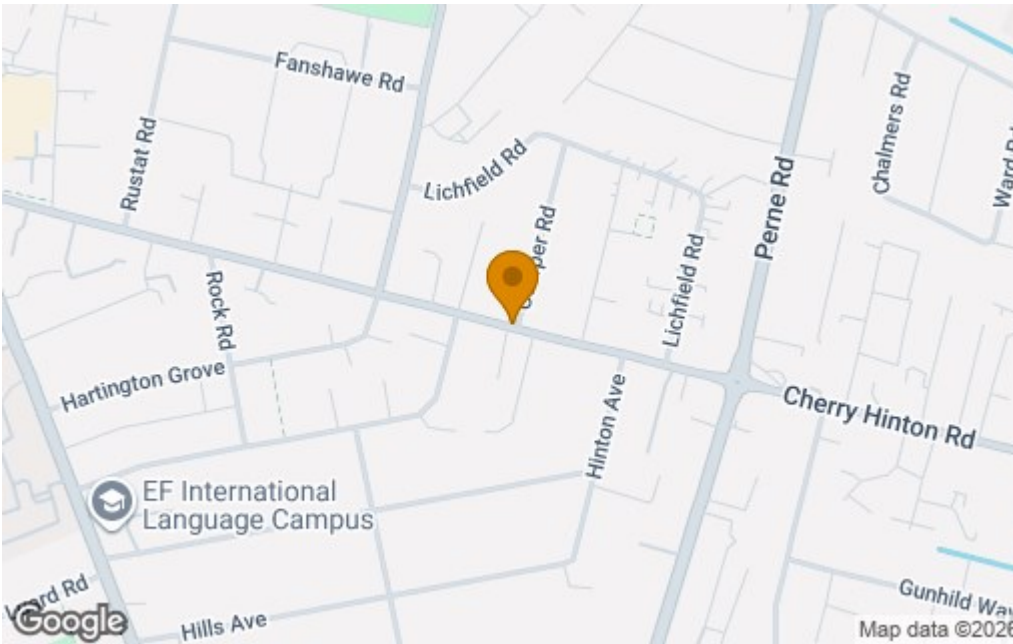
Holding Deposit - £317

Deposit - £1586





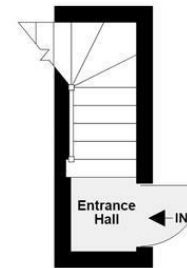
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales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



**First Floor**  
Approx. 34.7 sq. metres (373.7 sq. feet)



**Ground Floor**  
Approx. 2.3 sq. metres (24.8 sq. feet)



Total area: approx. 37.0 sq. metres (398.4 sq. feet)

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.

