

Cherry Hinton Road, Cambridge, CB1 7AG

CHEFFINS

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2 1 1

£1,475 PCM



A 2 bedroom first floor maisonette in this convenient south city location. The accommodation comprises entrance hall, open plan living room with fitted kitchen, 2 double bedrooms and bathroom. Courtyard. Unfurnished. Available from 08/01/2027. EPC: D and Council Tax Band: B

LOCATION

Located within the Coleridge ward of Cambridge the property is well served with a good range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.0 mile), Addenbrooke's (1.6 miles) and Cambridge city centre (1.8 miles). Distances approximate.







ENTRANCE HALL
Accessed via an external staircase. All rooms are accessed off the entrance hall.

OPEN PLAN LIVING ROOM
with high ceilings and 2 double glazed windows to the front aspect. Open to:

KITCHEN
fitted kitchen with base and wall units, works surfaces, sink, oven, ceramic hobs with extractor above, fridge and washing machine.

BEDROOM 1
with boiler/store cupboard and double glazed window to side aspect.

BEDROOM 2
with double glazed window to the rear aspect.

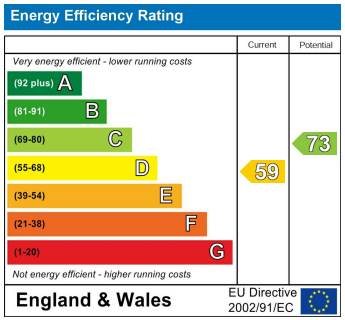
BATHROOM
with shower over bath, toilet, and wash basin with wall mounted mirrored cabinet above.

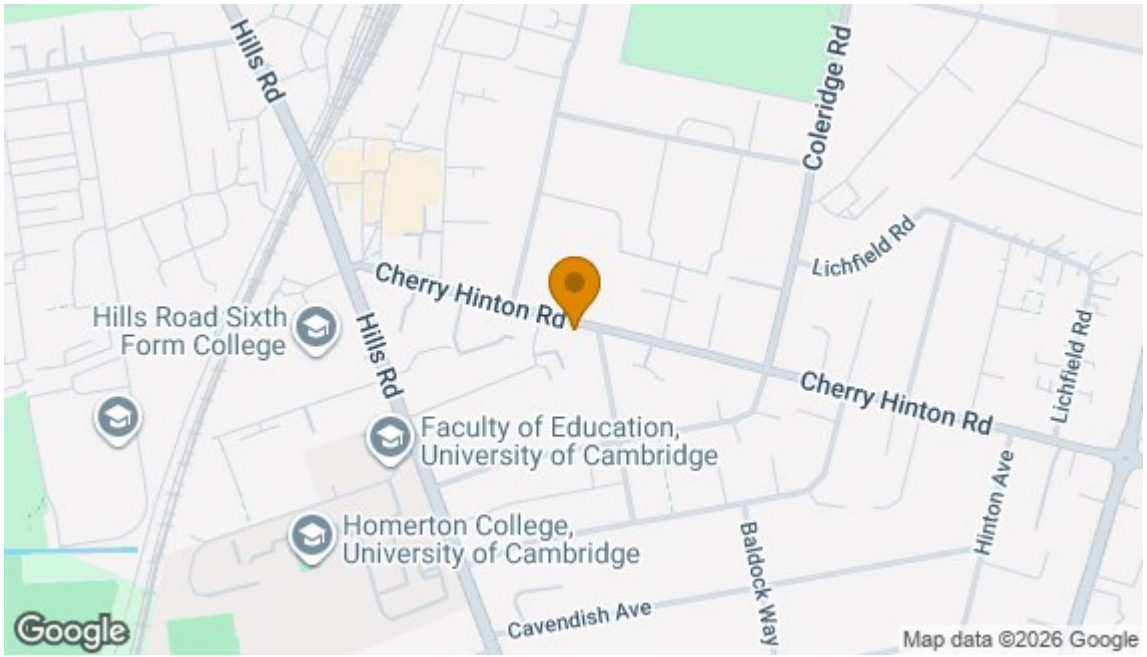
LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £340
Deposit - £1701











Total area: approx. 57.6 sq. metres (619.7 sq. feet)

Agents note:
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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.