



Vinery Way, Cambridge, CB1 3DR



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A well presented 2 bedroom semi detached house located off Coldhams Lane. The accommodation comprises entrance hall, cloakroom, living room, kitchen, 2 double bedrooms and bathroom. Off street parking and enclosed rear garden. Unfurnished. Available from 08/06/2026. EPC: C and Council Tax Band: C.

LOCATION

Situated in the sought-after Romsey area of Cambridge, the property offers easy access to Mill Road's shops, cafés and restaurants (0.8 miles), the Beehive Centre and Cambridge Retail Park (0.6 miles), Cambridge Train Station and CB1 Business District (1.2 miles), Addenbrooke's Hospital (2.1 miles), and the city centre (1.6 miles). All distances are approximate.

2 1 1

£1,625 PCM



**ENTRANCE HALL**

Cloakroom and living room off.

CLOAKROOM

WC, wash basin with mirror above and window to front aspect.

LIVING ROOM

'L' shaped reducing to 6'9" (2.06m) and 10'5" (3.18m) respectively. Stairs rising to first floor with cupboard beneath, window to front aspect and patio doors with access to rear garden. Doorway to:

KITCHEN

Base and wall units, work tops, sink with window to rear aspect above, further window to side aspect, oven, gas hob with extractor above, space for and undercounter fridge and space and plumbing for a washing machine.

STAIRS/LANDING

Window to rear aspect and bedrooms and bathroom off.

BEDROOM 1

2 alcoves and dual aspect with window to front and rear aspects.

BEDROOM 2

Window to front aspect.

BATHROOM

Shower over bath, WC, wash basin with vanity unit below and mirror above, heated towel rail and window to rear aspect.

OUTSIDE

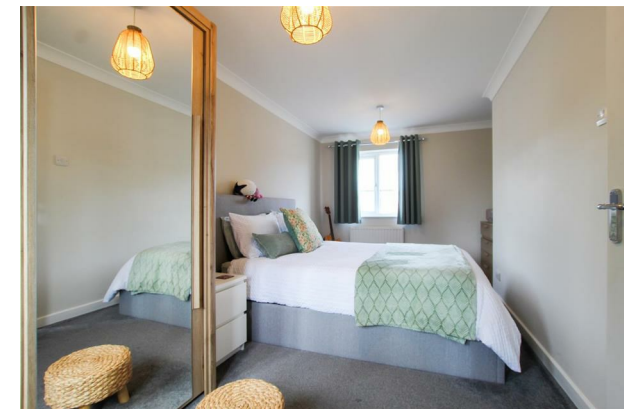
Open front garden principally laid to lawn and with off street parking and side gate to enclosed rear garden principally laid to lawn with patio. The shed and shelter are due to be removed.

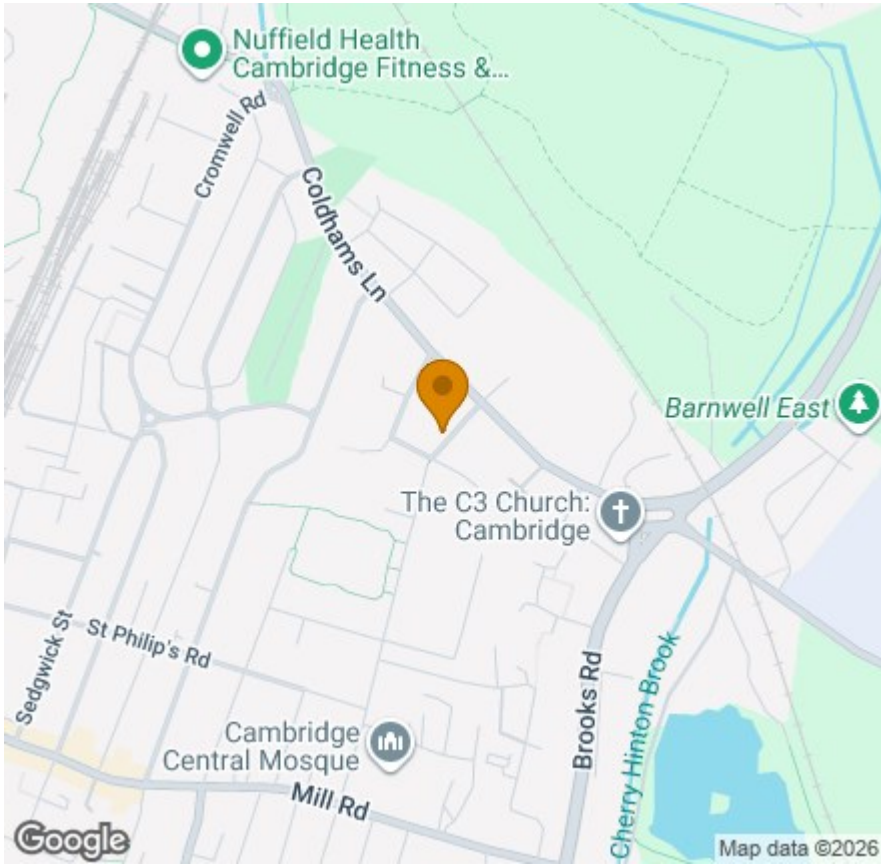
LETTING AGENT NOTES

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

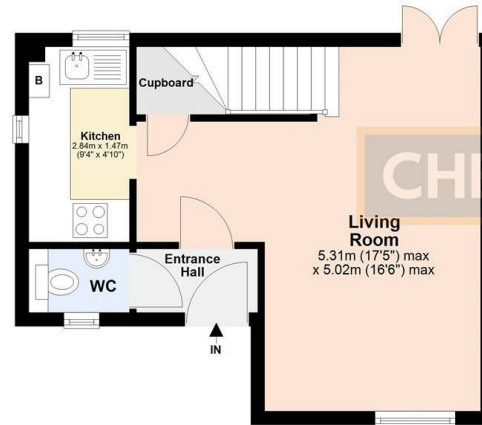
Holding Deposit - £375.00

Deposit - £1875.00

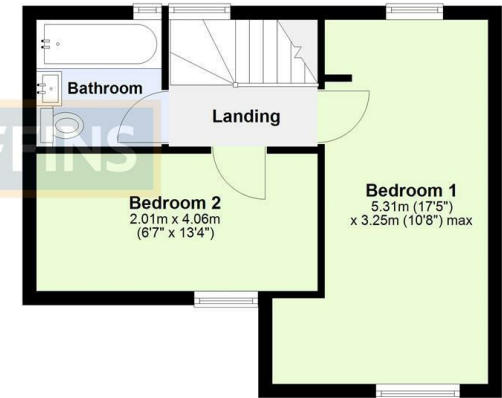




Ground Floor



First Floor



Total area: approx. 60.5 sq. metres (651.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
68	87

Very energy efficient - lower running costs

England & Wales

EU Directive 2002/91/EC

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.

