



Cowper Road, Cambridge, CB1 3SN

CHEFFINS

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**** Please call 01223 271916 with any enquiries ****

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 NOW. 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.



£1,300 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.

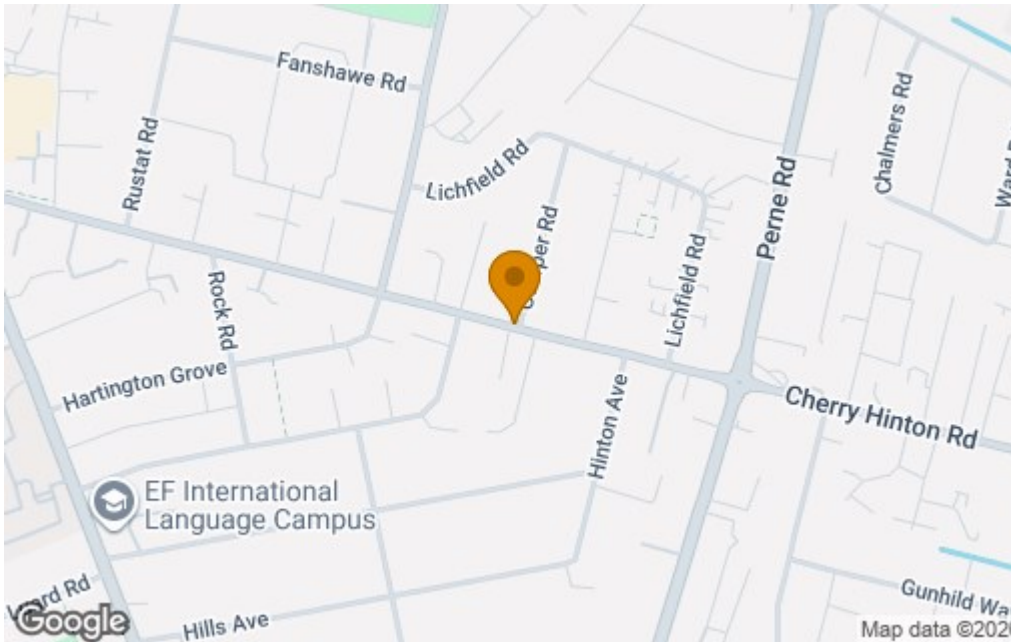
Holding Deposit - £300

Deposit - £1500



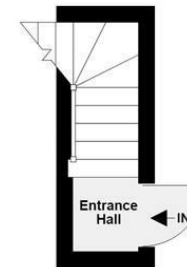


Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		80	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	57	80	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Ground Floor

Approx. 2.3 sq. metres (24.8 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.7 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.

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | 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.

