



Natal Road, Cambridge, CB1 3NS

CHEFFINS

Natal Road

Cambridge,
CB1 3NS

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Garden

**** Please call 01223 271916 for any enquiries ****

A well presented 3 bedroom semi detached house in a convenient south city location close to Mill Road. The well proportioned accommodation comprises entrance hall, 2 reception rooms, kitchen, utility room, cloakroom, 3 double bedrooms and bathroom. Further benefits include enclosed rear garden. Unfurnished. We regret no sharers and no pets. Available from 10 November 2025. EPC: D and Council Tax Band: D.

 3  1  2

£1,795 PCM





LOCATION



Located within the desirable Romsey ward of Cambridge the property is served by an excellent range of local amenities on nearby Mill Road. Further amenities can be found in Cambridge city centre (1.5 miles) and Cambridge Retail Park (1.3 miles). The location provides excellent access to Addenbrooke's Hospital (1.7 miles) and Cambridge Trian Station and CB1 Business District (1.2 miles). (Distances approximate).

ENTRANCE HALL

with stairs rising to first floor. The sitting room and dining room are accessed off.

SITTING ROOM

with bay window to front aspect.

DINING ROOM

with fitted cabinets to alcoves, under stairs cupboard, window to rear aspect and door to:

KITCHEN

fitted kitchen with base and wall units, work tops, sink with window to side aspect above, integrated appliances including oven, ceramic hob with extractor above, fridge freezer and dishwasher and door to:

REAR HALL/UTILITY ROOM

with work top with space and plumbing for a washing machine and tumble dryer below, door to rear garden and door to:

CLOAKROOM

with toilet, wash basin and window to rear aspect.

STAIRS/LANDING

the bedrooms and bathroom are accessed off

BEDROOM 1

with built in cupboard and 2 window to front aspect.

BEDROOM 2

with built in cupboard and window to rear aspect.

BEDROOM 3

with window to rear aspect.

BATHROOM

with shower over bath, toilet, wash basin, heated towel rail and window to side aspect.

GARDEN

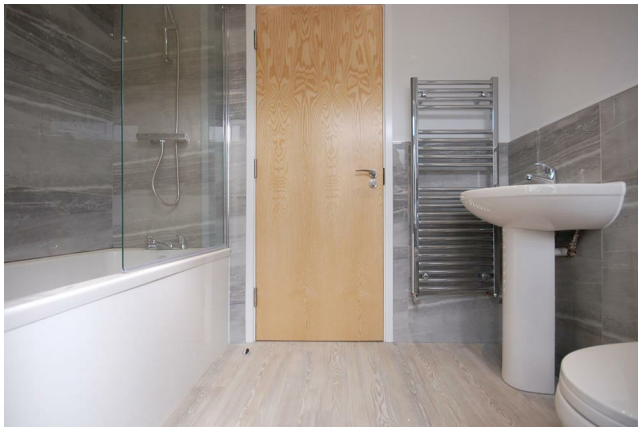
enclosed rear garden predominantly laid to lawn. Garage to the rear is not included.

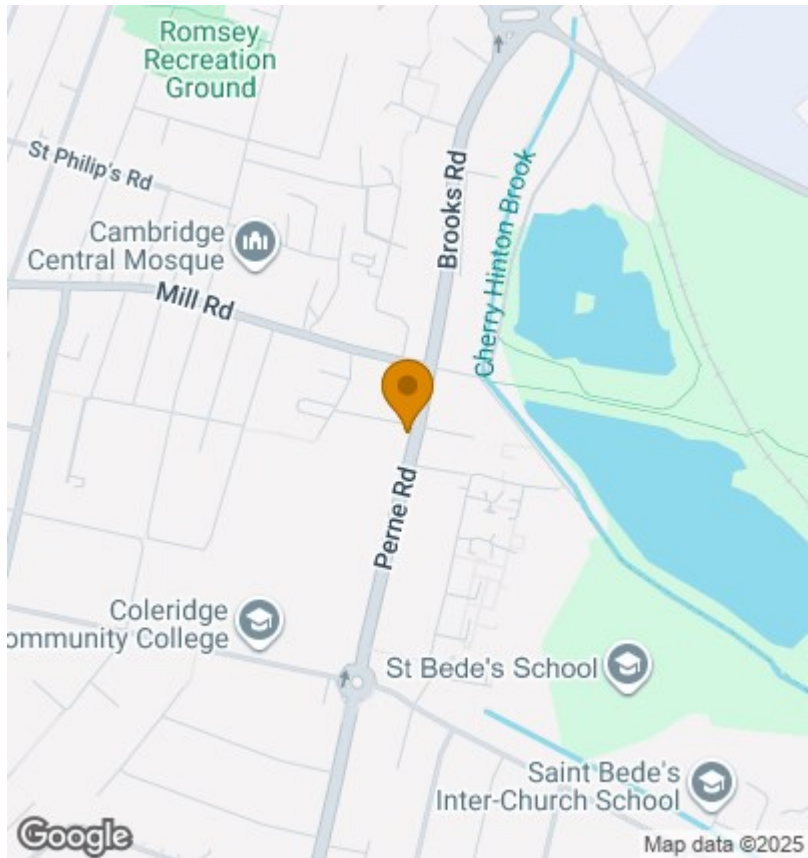
LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy
Holding Deposit - £414
Deposit - £2071







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 94.0 sq. metres (1012.1 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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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.