



Vinery Way, Cambridge, CB1 3DR

**CHEFFINS**

## Vinery Way

Cambridge,  
CB1 3DR

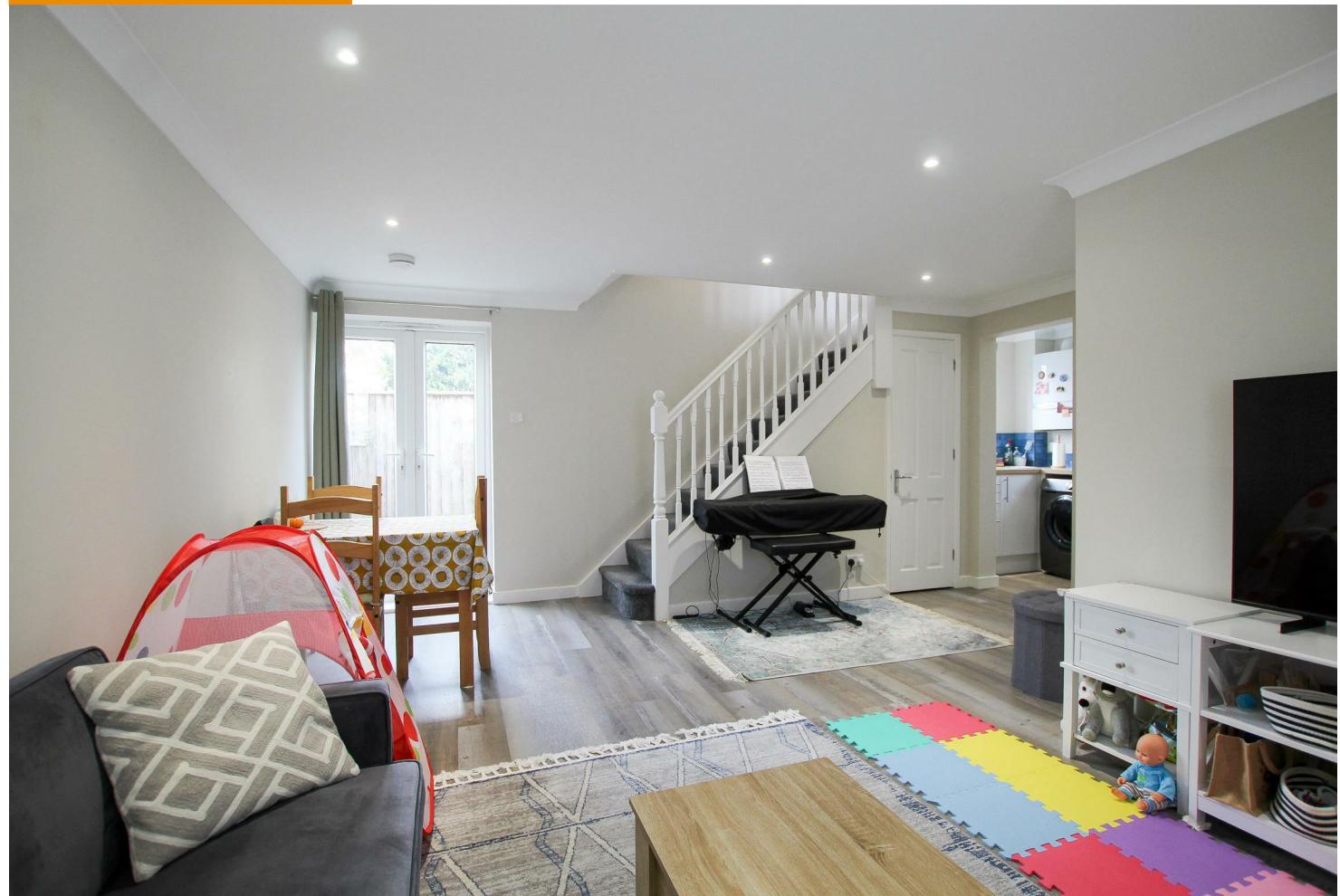
A well presented 2 bedroom semi detached house located off Coldhams Lane. The accommodation comprises entrance hall, cloakroom, living room, kitchen, 2 double bedrooms and bathroom. Off street parking and enclosed rear garden. We regret no pets. Unfurnished. Available NOW. EPC: D and Council Tax Band: C.

### LOCATION

Located within the popular Romsey ward of Cambridge the property is well placed to access to local amenities on vibrant Mill Road (0.8 miles) and the Beehive Centre and Cambridge retail park nearby (0.6 miles). The property is also convenient for access to Cambridge Train Station and the CB1 Business District (1.2 miles), Addenbrookes Hospital (2.1 miles) and the city centre (1.6 miles). Distances approximate.

2 1 1

**£1,575 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 6'8" (2.03m) and 11'0" (3.35m) 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 an under counter 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****FRONT**

open front garden principally laid to lawn and with off street parking.

**REAR**

enclosed rear garden principally laid to lawn with patio and side gate.

**LETTING AGENT NOTES**

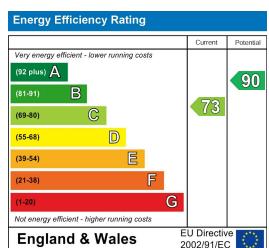
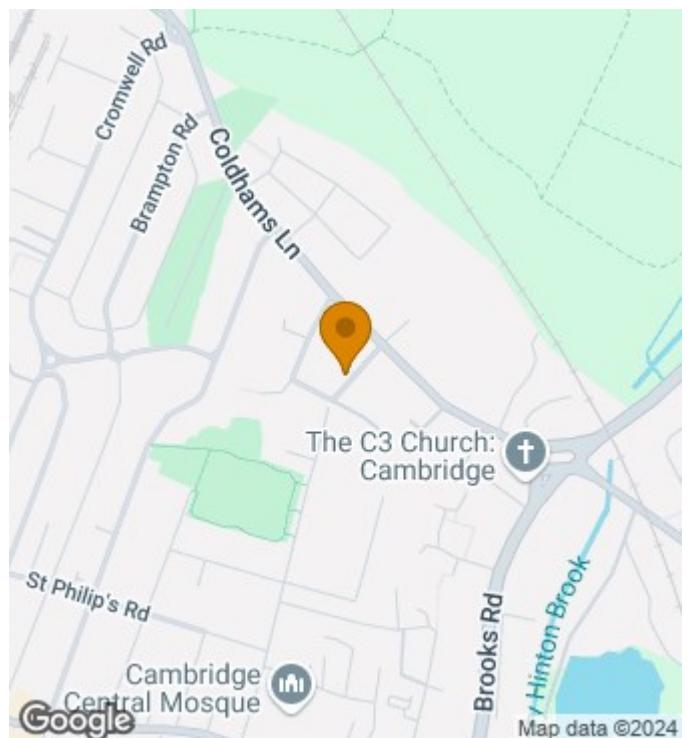
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £363

Deposit - £1817





### Ground Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



Total area: approx. 59.0 sq. metres (635.5 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.



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