



Cherry Hinton Road, Cambridge, CB1 7AG

**CHEFFINS**



## Cherry Hinton Road

Cambridge,  
CB1 7AG

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. We regret no pets. Available now. 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.



**£1,525 PCM**



**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.

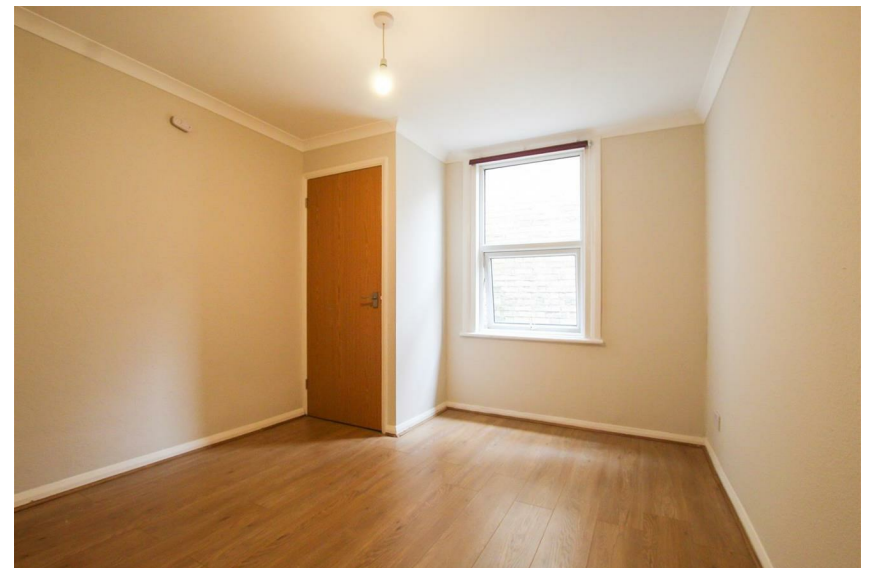
**LETTING AGENT NOTES**

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

Term - Minimum 6 month tenancy

Holding Deposit - £351

Deposit - £1759



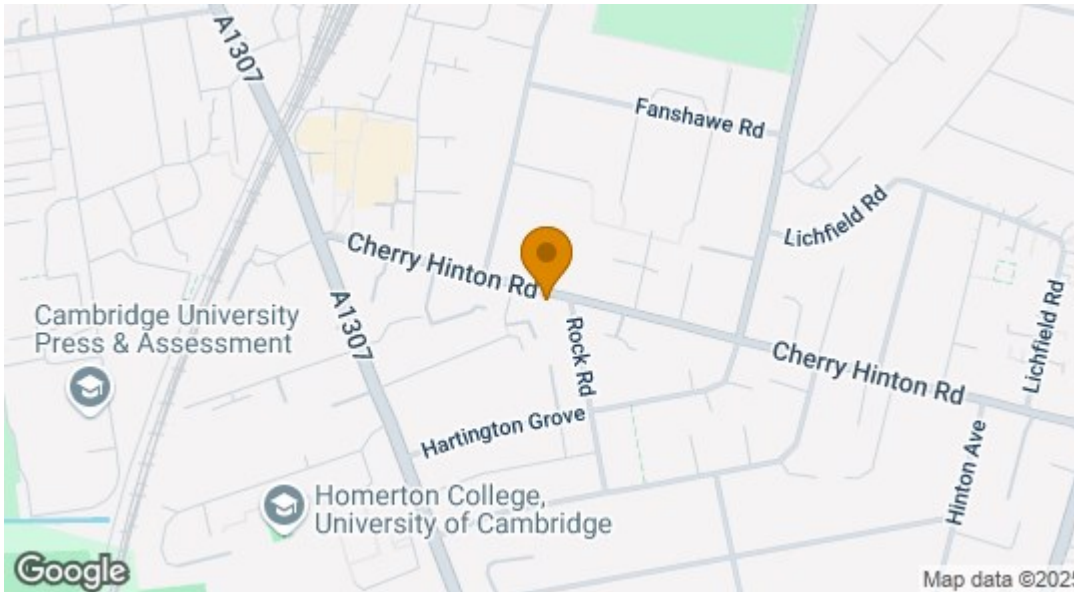


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	73
England & Wales		EU Directive 2002/91/EC

**First Floor**  
Approx. 57.6 sq. metres (619.7 sq. feet)



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



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.

