



Limetree Close

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A large double room, within a six bedroomed house, offering high quality shared accommodation in an excellent location. Inclusive of utilities, council tax and broadband.

£660 pcm

Limetree Close, Cambridge,  
CB1 8PF



In the last few years this property has undergone extensive works throughout and provides high quality, modern accommodation for six sharers, working in the city.

The ground floor has a spacious double bedroom and shower room with WC. The kitchen is finished with contemporary gloss units, breakfast bar, washing machine, dishwasher, fridge freezer and is open planned onto the sitting room which has patio doors out onto the garden.

There are three fully furnished bedrooms and shower room with WC on the first floor. The largest bedroom is on the first floor; this has an en-suite with shower and a double balcony overlooking the garden and trees to the rear.

The second floor has a further two good sized double bedrooms, one of which is also en-suite.

All rooms are for single occupation only, are individually locking and have TV ports, study desks, wardrobes and chest of drawers, all rents prices are inclusive of utilities, council tax and WIFI.

There is off road parking at the front of the house and the Landlord will maintain the garden for the tenancy period. Rooms are rented on individual tenancies.

Available 3rd August 2024. Video tour available.

Room 1 - Available £660.00.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by: Scottish Power.  
Find my supplier suggest the gas is currently supplied by: Scottish Power.  
Ofcom suggests the maximum broadband speed is: 1000mbps  
Gov.uk suggests the property has not flooded, in the last 5 years.





139sqm / 1496sqft

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6 bed, 4 bath, 1 recep

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Council Tax Band - E

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EPC - C / 76

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Gas central heating

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Off road parking

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Inclusive of wifi & utilities

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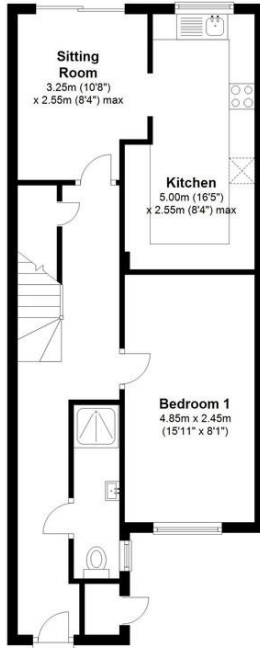
Available August 2024

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### Ground Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



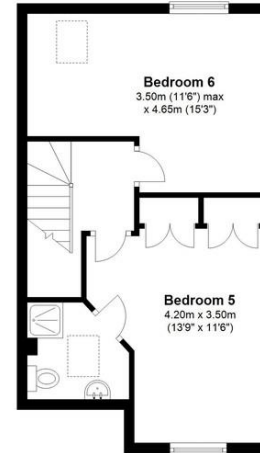
### First Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



### Second Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 138.2 sq. metres (1487.3 sq. feet)



Limetree Close is located just off Cherry Hinton Road which takes you from the city all the way to the village of Cherry Hinton. The road itself has an excellent range of facilities including nearby doctors and dentists surgeries, grocery shops, restaurants and take aways. Mill Road, one of the country's top 50 suburbs and its cosmopolitan shops, delis and restaurants is a 4 min bike ride away whilst Addenbrooke's Hospital and Cambridge Train Station are 5 and 6 minutes respectively.

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