



Paget Road, Cambridge

+44 (0) 1223 508050

lettings@cookecurtis.co.uk

www.cookecurtis.co.uk

A well presented furnished double room, for single occupation, on the first floor in this professional six bedroomed shared house situated in Trumpington. Ideally located for easy access to Cambridge City Centre, Addenbrookes, Cambridge Train Station, M11 and guided bus routes. Rent is inclusive of utilities, council tax and WIFI

£660pcm

Paget Road, Cambridge, CB2 9JF



This modern property provides high quality accommodation, for up to six professionals spread over three floors.

The ground floor comprises of an entrance hall with storage units and two double bedrooms. An open plan kitchen living area complete with white goods, large double fridge, cooker, washing machine, dryer and dishwasher. Dining table with chairs and a large corner sofa, double patio doors leading out onto the large garden. A shower room between the two bedrooms with shower cubical, WC, washbasin and a mirrored cabinet.

First floor has three bedrooms two doubles and one single. A separate WC with the second bathroom, this with a wash basin and shower over bath. The second floor has the third bathroom with wash basin, WC and bath with shower over and a storage cabinet. The final two bedrooms can then also be found on the second floor.

To the rear of the property is a lovely large garden with a section of decking and an outhouse with garden equipment and storage space. Space for two cars on a drive to the front of the property otherwise parking is on street.

Bedroom 1 – Furnished with bed, wardrobe, desk, swivel chair, bedside table. Single occupancy only. Utilities and WIFI included. Tenant to source their own TV license if required.

Available from 14 June 2025 for an initial 6 month tenancy.

The house has a total utility cap of £400pcm. Any usage over this will be split equally and payable by all Tenants.

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: Octopus energy

Find my supplier suggest the gas is currently supplied by: Octopus energy

Ofcom suggests the maximum broadband speed is: 1000 mbps

Gov.uk suggests the property has a very low flood risk.

The house has a total utility cap of £400pcm. Any usage over this will be split equally and payable by all Tenants.

Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has two primary schools as well as a brand new state-of-the-art secondary school that opened in 2016 which also provides excellent sporting facilities. A number of private schools are within cycling distance. There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket and two new country parks.







130sqm/ 1406sqft

7 beds, 3 bath, 1 recep

EPC - C / 71

Council tax band - Included in

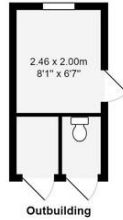
Gas central heating

Driveway parking or on street

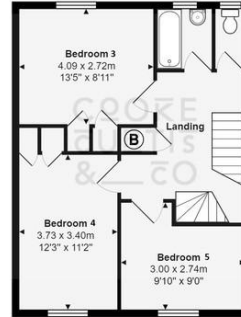
Fully furnished

Available June 2025

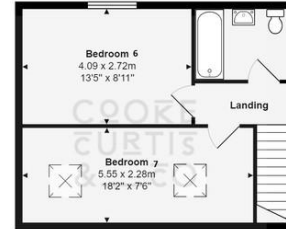
Paget Road, Cambridge



Ground Floor



First Floor



Second Floor

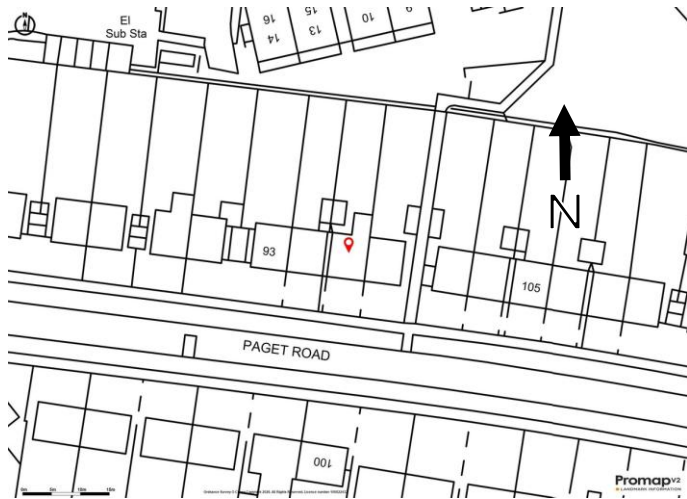


Total Area: 130.6 m² ... 1406 ft²

All measurements are approximate and for display purposes only

Plan prepared by: charlesharrison.co.uk

COOKE
CURTIS
& CO



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all. The area has two primary schools as well as a brand new state-of-the-art secondary school that opened in 2016 which also provides excellent sporting facilities. A number of private schools are within cycling distance. There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket and two new country parks.

COOKE
CURTIS
& CO