



Lexington Close, Cambridge

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A three bedroom mid-terrace house with a private garden and a garage included, situated just off Histon Road and a short cycle to the city centre. Available to let now.

£1,650 pcm

Lexington Close, Cambridge,
CB4 3LS



Well presented 3 bedroom mid-terraced home located just off Histon Road, well placed for access to the A14, Science and Business parks and the city centre. A variety of local shops and amenities within walking distance.

On the ground floor is a good sized living/dining room, with dual aspect windows. The kitchen includes an integral double oven and hob, a freestanding washing machine, fridge and freezer. To the first floor are 3 bedrooms and a family bathroom. The property has neutral decor throughout and a combination of wood effect laminate, stripped wood and parquet flooring.



There is an enclosed rear garden, gas central heating and on-street parking.

Available now.

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.

Electricity and gas are currently supplied by E.ON Next Energy Limited. Ofcom suggests the maximum broadband speed is: 1000mbps. Gov.uk suggests the property has not flooded in the last 5 years.

Cambridge City Centre with its wide range of amenities and cultural and historic sites is a very convenient area for work and socialising.





84 sqm / 904 sqft

3 beds, 1 recep, 1 bath

EPC - C / 71

Council tax band - C

Gas central heating

Garage included

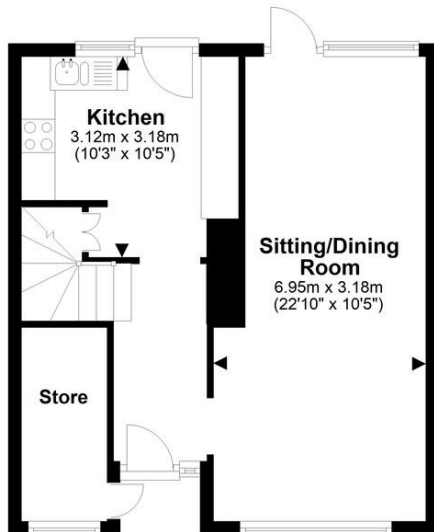
Unfurnished

Available now



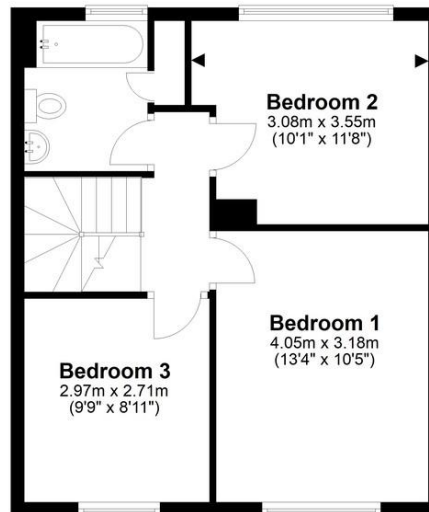
Ground Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 84.2 sq. metres (906.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2

Plan produced using PlanUp.



Cambridge City Centre with its wide range of amenities and cultural and historic sites is a very convenient area for work and socialising. The property itself is pleasantly positioned, with excellent transport links including regular bus services, cycle routes to the city centre, and easy access to the A14 and M1. Both Cambridge and Cambridge North Railway Stations are about a couple of miles away from the property.

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& CO