



Marshall Road, Cambridge, CB1 7TY

£1,750 pcm

Unfurnished

3 Bedrooms

Available from 14/08/2024

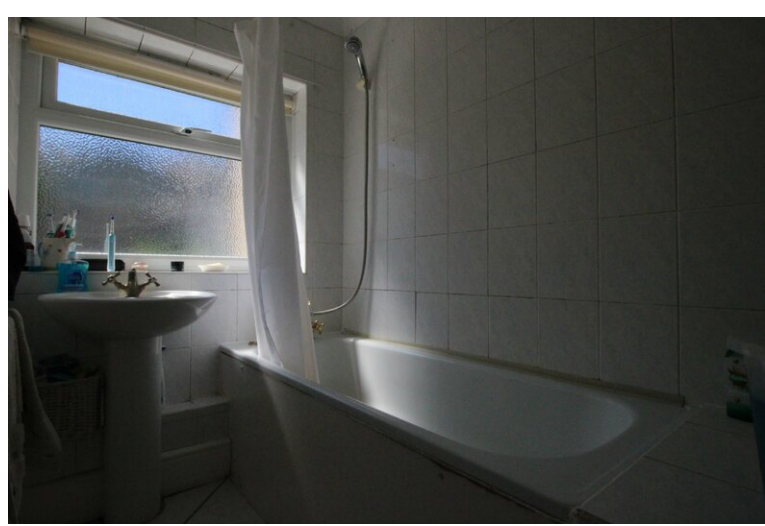
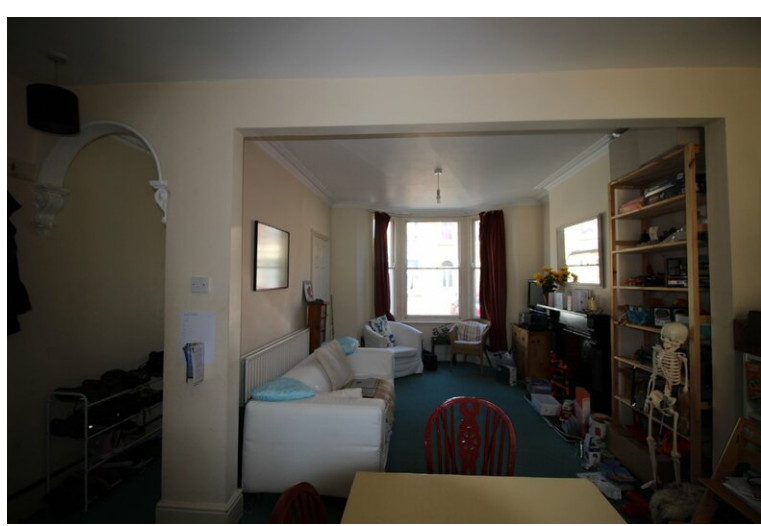
EPC rating: TBC

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Marshall Road, Cambridge CB1 7TY

Three bedroom mid terraced house in the very desirable Marshall Road. Offered unfurnished with ground floor bathroom, retaining front and enclosed rear garden. Permit parking. Recent double glazing and being painted before a new tenancy.

- Three bed family home
- Enclosed rear garden
- Ground floor bathroom
- Permit parking on street
- Offered unfurnished
- Easy access to Addenbrookes
- EPC - E new EPC should have improved the rating. TBC.
- Council tax band C
- Deposit: £2019.00

Rent: £1,750 pcm

Viewing by appointment

Recent double glazing and to be painted between tenancies.

Marshall Road is located on the southern side of Cambridge, within easy reach of the rail station, city centre, A.R.M. and Addenbrookes Hospital. An excellent selection of shops and amenities within walking distance, including the leisure centre with cinema, bowling alley and music / theatre complex.

ENTRANCE HALL

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Accessed from the hallway is the sitting / dining room and the stairs to the first floor.

SITTING/DINING ROOM

22'4" x 14'1" (6.80 m x 4.30 m)

Dimensions showing room at widest point. Bay window and some storage space under the stairs.

KITCHEN

14'1" x 8'6" (4.30 m x 2.60 m)

Access to the rear garden - this room has ample storage and fitted cooker, fridge freezer & washing machine

BATHROOM

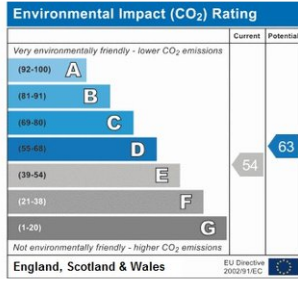
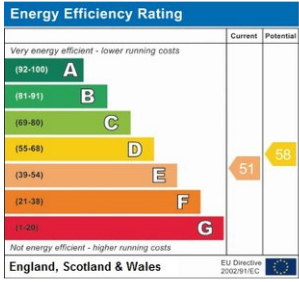
9'2" x 4'7" (2.80 m x 1.40 m)

Via a small lobby space the ground floor bathroom is fitted with white bath, shower over and basin, The WC is separate.

MASTER BEDROOM

14'1" x 11'2" (4.30 m x 3.40 m)

At the front of the house, a spacious and airy room.



BEDROOM 2

11'2" x 8'10" (3.40 m x 2.70 m)

Good sized single room.

BEDROOM 3

14'1" x 8'6" (4.30 m x 2.60 m)

Located at the back of the house this is good sized single room.

LANDING

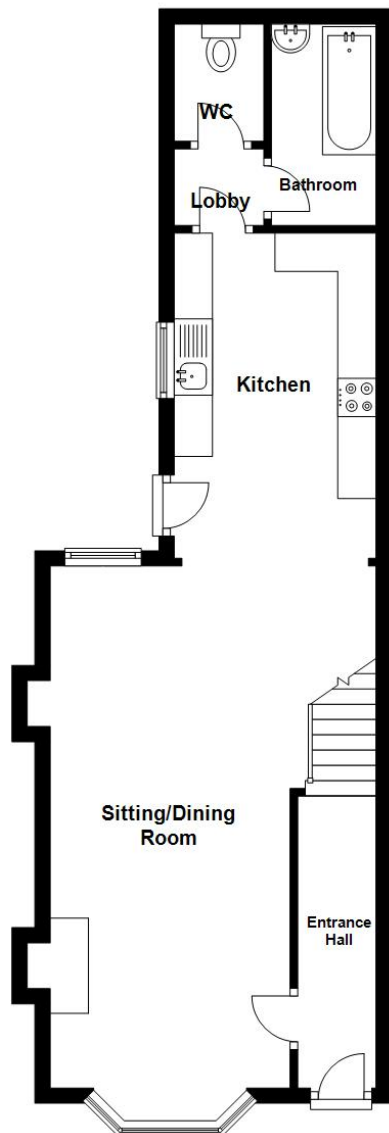
Built in cupboard on the landing near the master bedroom.

GARDEN

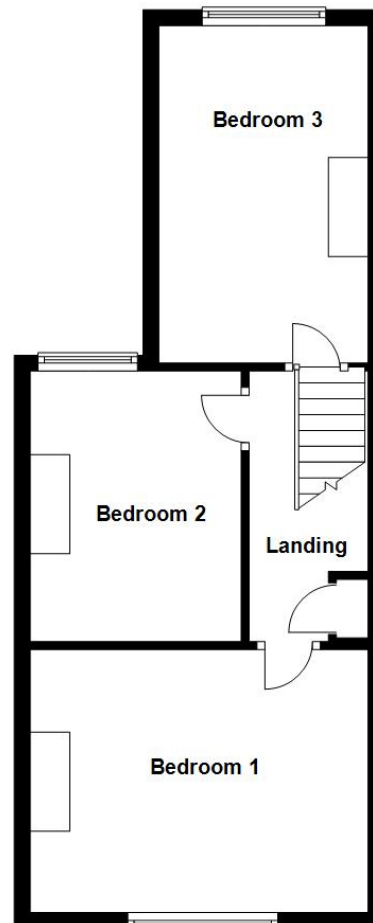
The rear garden is enclosed with a shed.

Council Tax Band: C

Ground Floor



First Floor



Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of registration or naturalisation as a British citizen

OR

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.