



Selwyn Road, Cambridge, CB3 9EA

£1,600 pcm

Part Furnished

2 Bedrooms

Available from 01/05/2024

EPC rating: D

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Selwyn Road, Cambridge CB3 9EA

Two bedroom mid terraced house in Newnham. Permit parking on street. Attractive garden with access for the neighbour through to side gate. Offered part furnished. Overlooking Downing College Rec from the rear. Quite location.

- Two bed home - part furnished.
- Ground floor bathroom.
- Kitchen fitted with appliances.
- Quarry tile floor in kitchen and bathroom.
- Freshly painted throughout.
- Petty rear garden.
- Permit parking on street.
- EPC - D
- Deposit - £1846.00
- Council tax - C

Rent: £1,600 pcm

Viewing by appointment

Located in Newnham on the west side of Cambridge, this two bedroom terraced part furnished home is in a quiet setting and backs onto Downing College Recreation Ground. Permits are required for parking on street. The pretty rear garden allows access for neighbours to access the side gate at the end of the row, but manages to maintain privacy with hedging around and there is a shed for use and storage of bikes.

It does have steep stairs, so some bedroom furniture is provided. The house has been freshly painted and has an equipped kitchen and ground floor bathroom.

Living Dining room

21'4" x 12'4" (6.50 m x 3.76 m)

Well proportioned room with decorative fireplace. Accessed via small lobby from front door. Small cupboard under the stairs housing meters and fuse board.

Kitchen & utility area

10'2" x 11'8" (3.09 m x 3.55 m)

L' shaped room fitted with gas hob, electric oven, fridge freezer and washing machine. Quarry tile flooring. Access to the rear garden. Access to the bathroom.

Bathroom

6'2" x 5'10" (1.87 m x 1.78 m)

White bath with shower over, basin and WC. Quarry tile flooring.

Front bedroom

12'5" x 10'5" (3.78 m x 3.17 m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Double room, with double bed provided, wardrobe and set of drawers.

Back bedroom

Smaller double room with wardrobe and drawers. Also cupboard over the stairs housing the boiler.

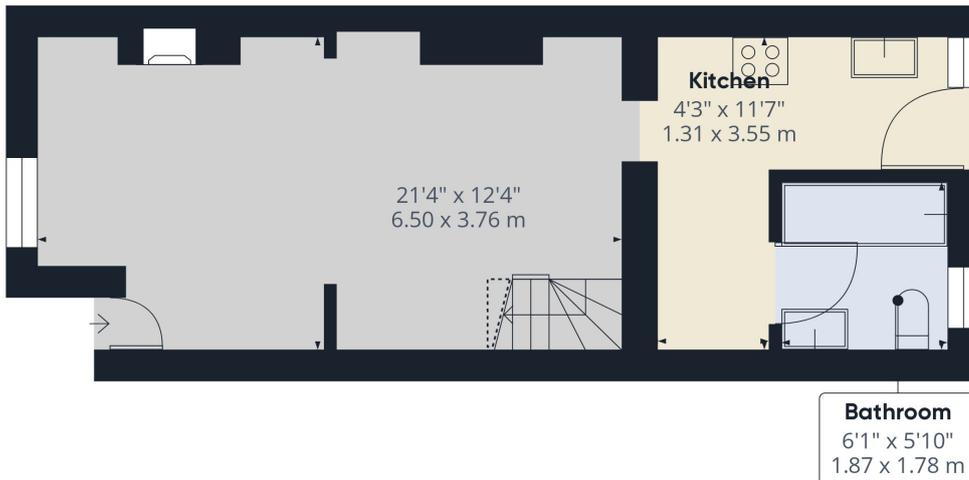
Garden

Access for neighbours through the garden, but nonetheless the garden has hedging around allowing for a feeling of private use. Shed. Beyond the garden is Downing College Rec.

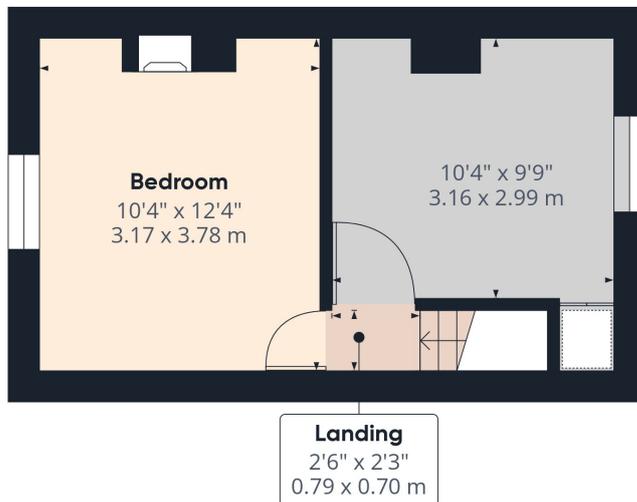
Details

Gas central heating.
Double glazed throughout.
Parking on street with permit.

Council Tax Band: C



Ground Floor



Floor 1

Approximate total area⁽¹⁾

597.08 ft²
55.47 m²

Reduced headroom

6.28 ft²
0.58 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.