



Wadloes Road, Cambridge, Cambridgeshire, CB5 8PF

£1,800 pcm

Unfurnished

3 Bedrooms

Available from 14/10/2025

EPC rating: D

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Located in the East of Cambridge, this spacious well presented 3 Bedroom House benefits from off road parking, separate utility room & low maintenance garden to rear. There are good local transport routes to Cambridge City Centre, Addenbrookes Hospital, and Marshall's Airfield including Cambridge north station either a 10 minute cycle or 20 minute walk

- Good bus routes to City Centre
- Easy access to A14
- Gas Central Heating
- Parking to front
- Separate Utility Room
- Spacious Bathroom
- Deposit: £2076
- EPC: D
- Council Tax: Band C

Rent: £1,800 pcm

Viewing by appointment

Wadloes Road is located towards the East of Cambridge and south of the River Cam. Local amenities can be found nearby, in addition to other well known supermarkets and the City Centre either by car or public transport.

It's location makes the property ideal for those working at Addenbrookes Hospital, or Marshalls airfield and the A14 is easily accessible via the B1047. Cambridge north station is either a 10 minute cycle or 20 minute walk.

Kitchen/Dining Room

11'0" x 7'11" (3.35 m x 2.41 m)

Spacious kitchen with ample storage and Includes built in gas hob with extractor over, integrated oven and grill, freestanding dishwasher and under counter fridge.

Cloakroom

4'6" x 3'8" (1.37 m x 1.12 m)

With W/C, wash hand basin and towel rail

Utility Room

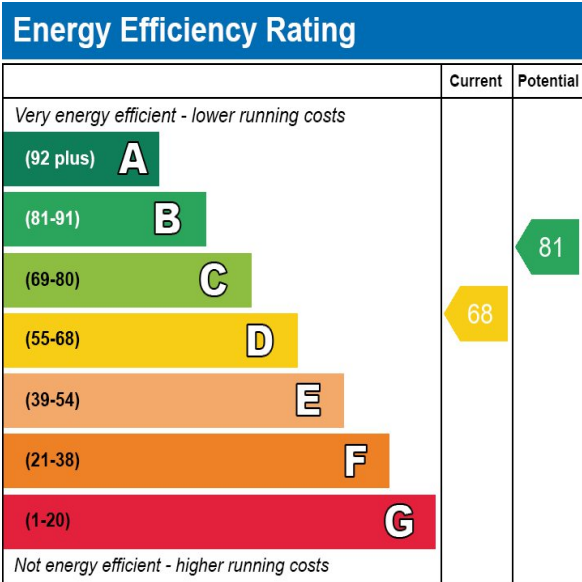
6'3" x 4'4" (1.90 m x 1.32 m)

Including floor and wall units to left, free standing freezer and washing machine adjacent.

Living Room

11'10" x 19'10" (3.61 m x 6.05 m)

Generous living area with tiled floor throughout. Sliding patio doors to the rear garden



Bedroom 1

11'0" x 7'11" (3.35 m x 2.41 m)
Including large built in wardrobe with sliding doors.

Bedroom 2

11'10" x 9'8" (3.61 m x 2.95 m)
Includes built in cupboard.

Bedroom 3

11'10" x 7'8" (3.61 m x 2.34 m)
With built in double cupboard.

Bathroom

9'0" x 6'2" (2.74 m x 1.88 m)
Modern design with bath, W/C, separate walk in shower cubical, hand wash basin and towel rail

Rear Garden

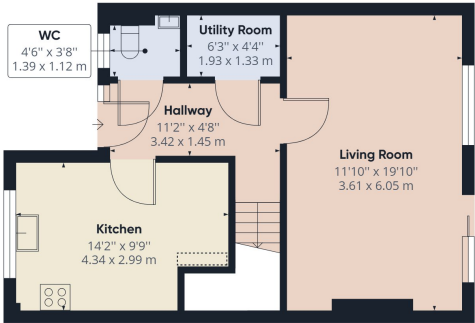
Low maintenance enclosed rear garden with side access from front drive. Patio throughout, shed and raised decking area including garden furniture.

Council Tax Band: C

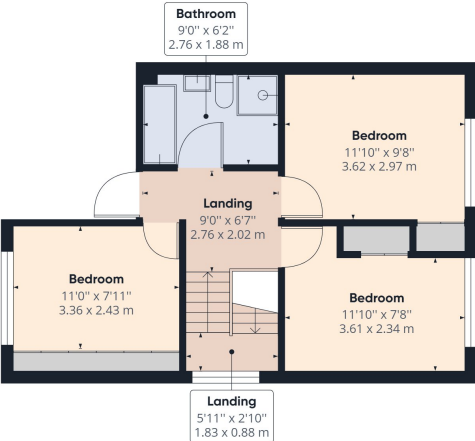
Holding Deposit: £438

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=4683231



Ground Floor



Floor 1

Approximate total area⁽¹⁾
948.59 ft²
88.13 m²

Reduced headroom
2.65 ft²
0.25 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.

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.