



Headly Street, Cambridge, Cambridgeshire, CB1 2GH

£2,500 pcm

Unfurnished

2 Bedrooms

Available from 02/09/2025

EPC rating: B

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An opportunity has arisen to rent this modern 2.5 bedroom unfurnished home located within a few minutes walk to the rail station and stone's throw from Mill Road and its wide selection of shops and amenities. Garage (wide enough for a modern car) with EV charging point. Courtyard and roof terrace off one of the bedrooms. Family bathroom, en-suite and ground floor WC.

- Two double bedrooms plus small room/ study.
- Open plan living room and kitchen.
- Laundry cupboard on landing housing the washing machine.
- Terrace off bedroom.
- Courtyard.
- Garage with EV charging point.
- Two bathroom plus ground floor cloakroom.
- Gas central heating - underfloor on ground floor.
- EPC - B
- Council tax band D

Rent: £2,500 pcm

Viewing by appointment

Entrance hall

Front door opens to the entrance hall, with the stairs, living room ahead and cloakroom on the right, plus additional cupboard, housing the fuse board.

Living room

18'11" x 13'0" (5.76 m x 3.97 m)

Good space with large picture window overlooking the courtyard, cupboard under the stairs and open to the kitchen making it ideal family space or for entertaining.

Kitchen

8'10" x 8'2" (2.70 m x 2.49 m)

Built in appliances including ceramic hob, microwave/ double oven, dishwasher and fridge freezer.

Cloakroom

4'5" x 3'2" (1.34 m x 0.96 m)

Ground floor WC and basin.

First floor 'laundry cupboard'

At the top of the stairs is a double cupboard with washing machine and ample additional storage.

Bedroom 1 (on the left)

13'0" x 11'7" (3.96 m x 3.54 m)

Double room with roof terrace.

Roof terrace

11'3" x 8'7" (3.42 m x 2.62 m)

Overlooking to front towards the rail tracks (not visible).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Family bathroom

7'2" x 5'7" (2.18 m x 1.70 m)

Bath with shower over, basin and WC.

Bedroom 2

12'2" x 11'11" (3.70 m x 3.62 m)

Double room with built in wardrobe and en-suite shower room.

Box room

6'8" x 6'6" (2.02 m x 1.98 m)

Potential baby room or study.

Garage

22'5" x 11'2" (6.84 m x 3.41 m)

Long and wide garage (enough for most modern cars).

EV charging point and bin/ bike storage area.

Measurement for the garage only - not including the bike/ bin area.

Walled courtyard

Paved area ideal for plant pot gardening.

Council Tax Band: D

Holding Deposit: £623

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=4591187



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.