



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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9 Shirley Grove, Cambridge, CB4 1LX
£1,650 PCM



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- Available NOW
- Off-street Parking
- Cul-de-sac location
- Three bedrooms
- Large garden
- Two Reception Rooms

Description

A well presented 3 bedroom house offering excellent access to City Centre, Science Park, A14 & M11. The property features two spacious reception rooms, fitted kitchen with oven, hob and washing machine. To the first floor is the main bedroom with built-in-wardrobes, further double bedroom with free standing wardrobe, a good sized single bedroom and a bathroom with shower over bath. There is driveway parking for one car to the front of the property and a large mature garden to rear, mainly laid to lawn with a good-sized patio and garden shed.

Council Tax Band C

EPC Rating D

Minimum Tenancy Length 12 months

Deposit £1900

Holding Deposit £390

Appliances

Washing Machine & Lawnmower included.

A dishwasher is not included but there is space and plumbing for this.

Space is available for a fridge/freezer

Utilities, Bills & Payments

Tenant is responsible for all bills and may choose their own suppliers (currently British Gas)

Electricity - Mains

Gas - Mains

Water - Mains

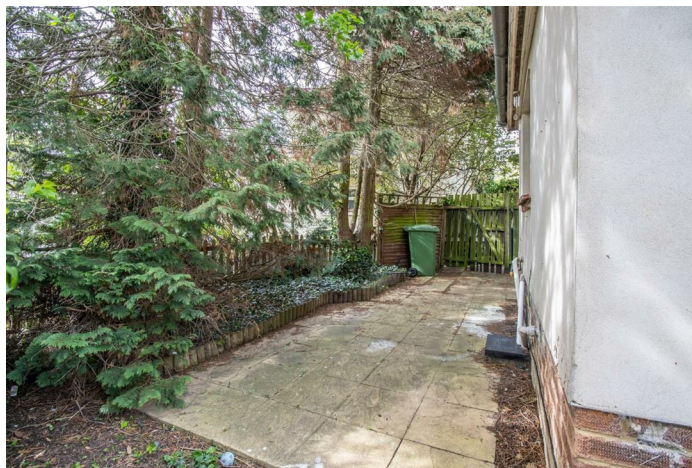
Drainage - Mains

Heating is by gas boiler and radiators

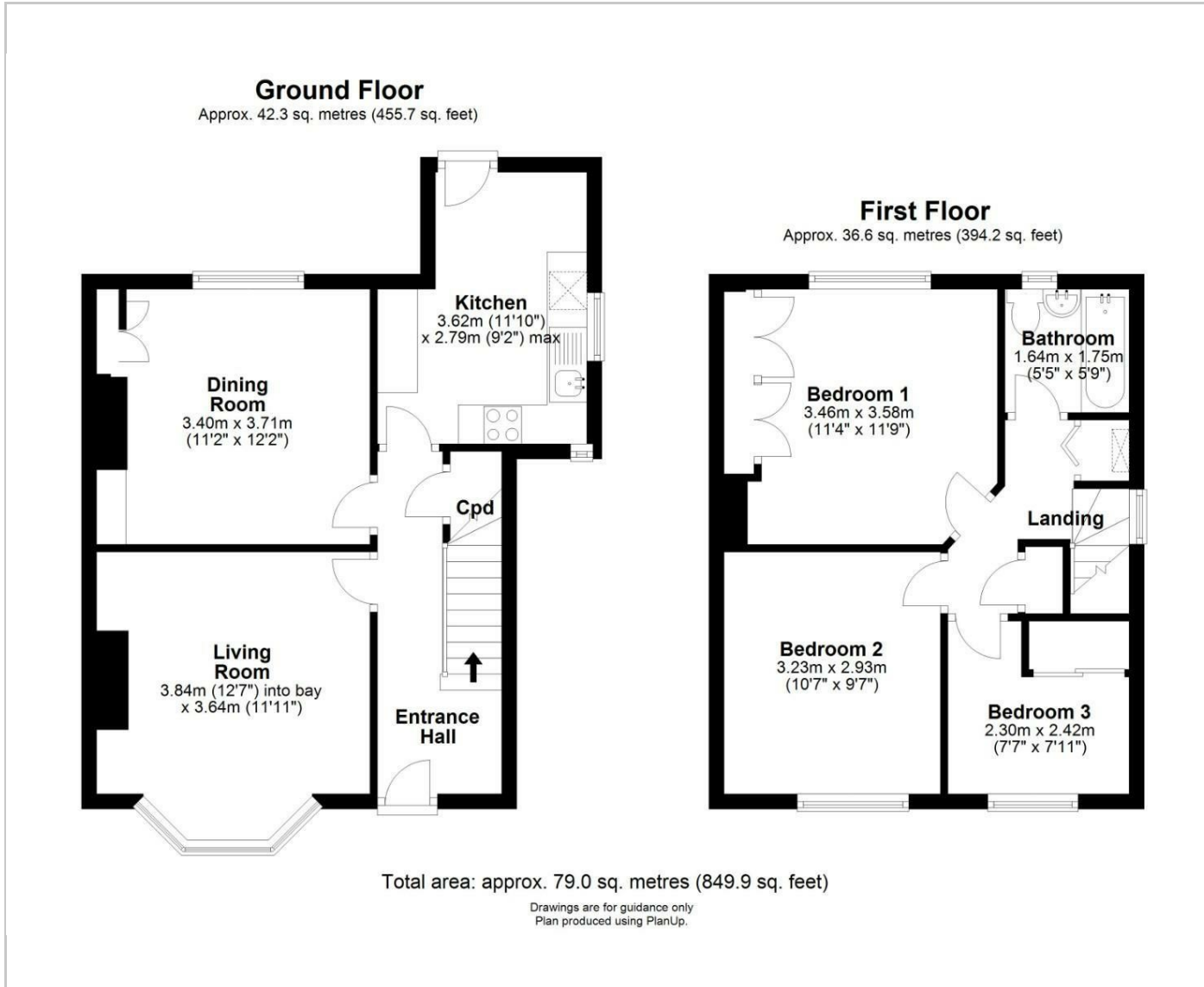
Broadband and Mobile Phone Coverage

Fibre Broadband is available to the property and

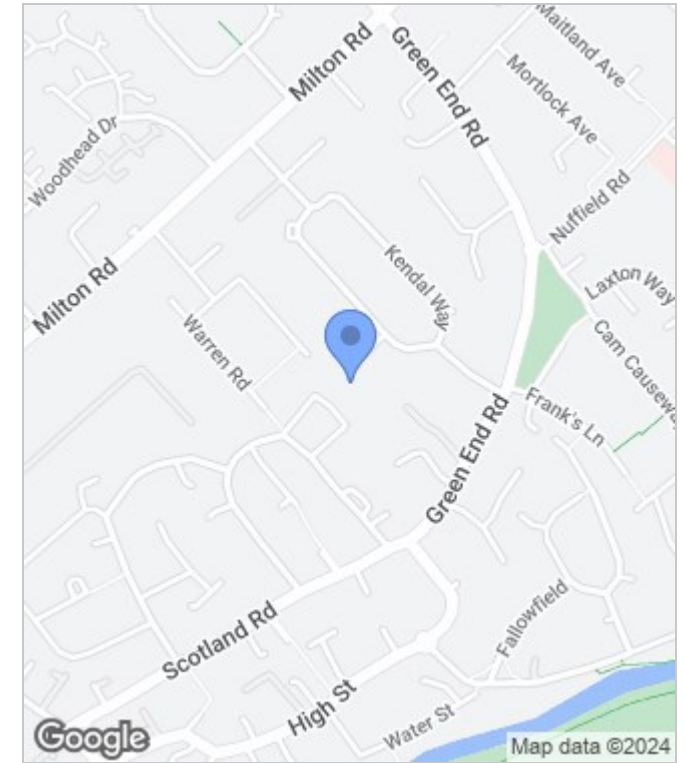
Mobile Phone Coverage is generally Strong.



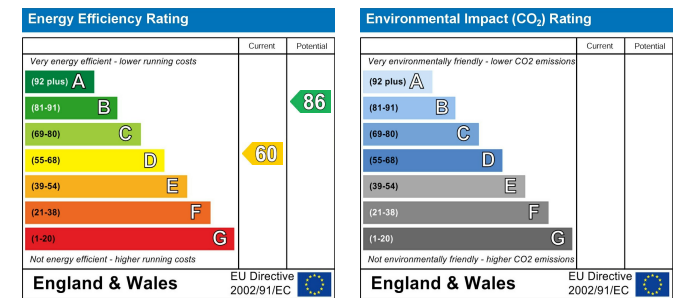
Floor Plans



Area Map



Energy Performance Graph



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